



An
Bord
Pleanála

Record of Meeting ABP-304468-19

Case Reference / Description	151 no. houses, 150 no. apartments and associated site works. Lackenroe and Johnstown, Glounthaune, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	21 st June, 2019	Start Time	11.30 am
Location	Offices of Cork County Council	End Time	12.55 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Paul McCarthy, Bluescape Limited
Harry Walsh, HW Planning
John O'Brien, HW Planning
Eamonn Gahan, Deady Gahan Architects
Liam Murphy, Deady Gahan Architects
Jim Kelly, Cunnane Stratton Reynolds
Daniel Sheehy, Cunnane Stratton Reynolds
Finnian Lynch, AECOM
Aileen Prendergast, AECOM
Dr. Katherine Kelleher, Kelleher Ecology Services
Martin Manley, MHL & Associates

Representing Planning Authority

Niall O' Donnabháin, Senior Planner
Sharon O'Connell, Executive Planner
Greg Collins, Senior Executive Architect
Micheal Mulconry, Executive Engineer
Robert O'Sullivan, Executive Engineer
Alan Costello, Senior Executive Scientist
Richard Keating, A/Senior Executive Officer
Noel Sheridan, Senior Planner
Seán O'Brien, Administrative Officer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 12th June, 2019 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 16th May, 2019 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Development Strategy, including height, density, layout and housing mix**
- 2. Access**
- 3. Residential Amenity for Occupants and Neighbours**
- 4. Drainage and Water Supply**
- 5. Potential for effects on ecology on the site and at the designated sites at Cork Harbour**
- 6. Part V**
- 7. Any other issues**

1. Development Strategy, including height, density, layout and housing mix

ABP sought further elaboration/discussion on:

- Issues raised in PA Opinion

Prospective Applicant's response:

- Scale and density appropriate for proposed site, layout responds to challenging topography, proposed lower density on higher land with streets following contours
- Masterplan for landholding prepared on previous permission in 2017, but the current proposals have had regard to the recent SHD decision under 301197 regarding density and size of individual schemes
- Glounthaune on the railway, site has excellent transportation links to city, other lands on railway network around Cork have more fundamental constraints on development than the current site
- Road upgrades for pedestrian/cycle access to site, train station and schools including in the proposed development,
- Upgrades to road included in redline and consent for inclusion of Terrace Road in site boundary obtained from PA
- LAP has target not cap for 400 units in Glounthaune, taking account of extant permissions and current proposal the likely actual scale of development during the LAP period would be c400 units
- Will have regard to comments raised in PA Opinion regarding detailed design
- Considered how to break up linearity of site and soften it in accord with DMURS
- Will detail justification for strategy in application
- Future connections to adjoining undeveloped sites would be facilitated, as well as to roads to the north and east of the site that could be upgraded in the future

Planning Authority's comments:

- Long term potential of the site is recognised
- Strategy for Glounthaune set out in recently adopted local area plan
- Different context of current site than the one for 301197 – steeper slope and poorer access to village and train station
- Significant issues on site require fundamental changes to road network which is not in the remit of prospective applicant to deliver
- Development of all lands in Glounthaune at proposed density would exceed the capacity of the facilities and services in the settlement
- Proposed layout is dominated by roads, should create spaces to allow for social interaction

Further ABP comments:

- Documentation submitted with application would need to address the capacity of the social and physical infrastructure of the Glounthaune and address phasing so as to ensure the organic growth of the settlement
- The groundworks required for proposed development should be described, including their potential for environmental effects

2. Access**ABP sought further elaboration/discussion on:**

- Proposed access to development

Prospective Applicant's response:

- Constraints identified, prospective applicant to carry out upgrades as part of application
- Access to railway station and upgrades to streets to be provided by applicant
- Up to date traffic counts to be included in application, as well as Road Safety Audit and Mobility Management Plan and sections of pedestrian routes through the scheme
- Cycle route on Terrace Road identified in metropolitan strategy, proposed development would contribute to this

Planning Authority's comments:

- Access to the site is poor
- One way proposal on Terrace Road to provide pedestrian/cycle access to train station not acceptable to planning authority, would require consent by elected members and would divert traffic to a substandard junction at the dry, the widths of the proposed footpath and cycle lane are substandard
- Expressed concern about the gradients of the proposed pedestrian link through the southern part of the proposed development
- Longer term solution needed, may involve upgraded roads to the north and east of the site
- The footpath to the south of the junction in the authorised development is not continuous, so unclear that safe pedestrian access would be provided to the national school and village in that direction either, special contribution levied on previous permission to address this deficiency

Further ABP comments:

- Board can grant planning permission for development but cannot carry out a reserved function
- Further discussion required prior to application, address phasing of proposed development including when pedestrian links will be provided

3. Residential Amenity for Occupants and Neighbours**ABP sought further elaboration/discussion on:**

- Design standards of apartment and houses

Prospective Applicant's response:

- Proposed homes will meet applicable standards
- Houses to north on higher ground and would not be overlooked or overborne by development
- Trees and hedges on western boundary to be retained and will mitigate impact on houses on the other side
- Will address issues raised in PA Opinion

Planning Authority's comments:

- Consider mix of units proposed
- Have regard to visual impact of car parking in relation to landscaping,
- Address residential amenity in relation to adjoining properties including proximity and overbearing issues
- Provide strategy for joining up open space, proposals are tokenistic

4. Drainage and Water Supply

ABP comments:

- Sought clarification on issues raised in submission from Irish Water and on surface water drainage

Prospective Applicant's response:

- Irish Water carrying out Area Drainage Plan to be completed in Q3 which would indicate whether capital works required including upgrade to pumping station, may delay development

Planning Authority's comments:

- Storm water outfall may not have sufficient capacity, alternative outfall may be available, further investigation required

5. Potential for effects on ecology on the site and at the designated sites at Cork Harbour

ABP comments:

- Clarification of potential of downstream impact on Cork Harbour, noted that AA screened out in previous permission 301197

Prospective Applicant's response:

- Initial screening to be completed which may lead to requirement of NIS
- Will address issues raised in PA Opinion
- Ecological Assessment and Bat Survey to be provided in application

Planning Authority's comments:

- Address issues raised in PA Opinion
- Consider providing NIS in application
- Have regard to issues relating to the discharge to the wastewater treatment network as well as to surface water discharge

6. Part V

ABP sought clarification on:

- PA Opinion on Part V proposals

Prospective Applicant's response:

- Providing Part V apartments with own door
- 2 and 3 bed units allocated, can provide more
- 10% of apartments recommended

Planning Authority's comments:

- PA require more 3 bed units

7. Any other matters

ABP comments:

- Have regard to EIAR Regulations, refer to thresholds at 10(b)(i) and (iv) of Part 2 of Schedule 5 to the planning regulation

Applicants Comments

- Traffic and Transport Assessment to be amended

Planning Authority's comments:

- Traffic and Transport Assessment carried out on lower unit numbers, needs to be revisited

Conclusions

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
July, 2019