



An
Bord
Pleanála

Record of Meeting ABP-304707-19

Case Reference / Description	Demolition of existing dwelling and outbuilding, construction of 227 no. residential units (115 no. houses, 112 no. apartments), creche and associated site works. Garranegarragh (townland), Bishopstown, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	31 st July 2019	Start Time	11:30 a.m.
Location	Offices of Cork City Council	End Time	13:05 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Kenny, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Tony Kelly, Commercial Manager, Hallmark Building Services
David Deady, Director, Deady Gahan Architects
Mark Phelan, Architect, Deady Gahan Architects
Tom Halley, Director, McCutcheon Halley Planning
Cheryl O'Connor, Planning Consultant, McCutcheon Halley Planning
Emer Sexton, Senior Environmental Consultant, McCutcheon Halley Planning
Kevin Callaghan, Director, Horgan Lynch Consulting Engineers
Brian Murphy, Director, MHL Consulting Engineers
Jim Kelly, Director Landscape Architect, Cunnane Stratton Reynolds
Tony Kelly, Commercial Manager, Hallmark Building Services
David Deady, Director, Deady Gahan Architects
Conan Gallagher, NAMA

Susan Fogarty, NAMA
Enda Lowry, McStayLuby

Representing Planning Authority

Gwen Jordan, Planner
Martina Foley, Planner
Ronan McKernan, Planner – Planning Policy
John A Murphy, Admin
Cathy Beecher, Transportation
Simon Lyons, Drainage
Kevin McGill, Environment
Liam Casey, Parks
Adrienne Rogers, Director of Services

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 17th July 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 20th June 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. **Principle of Development – core strategy, strategic reserve lands and greenbelt.**
2. **Traffic and Transportation – roundabout on N71, network capacity, mode split, connectivity, access to strategic reserve lands and proposed cycle network.**
3. **Development Strategy for the Site - local and national policy, density, connectivity, gradient and levels, arrangement and hierarchy of streets, open and landscaping and finishes and materials.**
4. **Airport Safety Zone**
5. **Drainage – foul and surface water drainage and flood risk.**
6. **Visual / Landscape Impacts**
7. **Any other matters**

1. Principle of Development – core strategy, strategic reserve lands and greenbelt.

ABP sought further elaboration/discussion on:

- Core strategy, strategic reserve and greenbelt lands, specifically as to whether the full development potential and efficient use of land was being realised.
- Proposal to access the site from the N71.
- Connection to services, amenities and facilities.

Planning Authority's comments:

- Residential zonings SE-R-01 and SE-R-11 pertain to the site.
- Core strategy allocation for South City Environs is 1,285 units – capacity remaining. Potential to deliver greater numbers of residential units at this location to be fully considered.
- Capacity of the lands is not maximised – a larger site with fewer units than previous approved by ABP (ABP Ref. PL04.236385).

- Strategic reserve (over SE-R-11 zoning) has no legal status / does not impact zoning.
- The SE-R-11 lands are zoned for residential development. Under the proposed site layout these lands are given over to the site access road for the most part and yield very little housing. Concern that this may be in conflict with the zoning objective and the core strategy.
- Development would be isolated and car dependent in the absence of connections to the existing urban area.

Prospective Applicant's response:

- All of the SE-R-11 zoned lands are included and almost all of the SE-R-01 lands.
- Some SE-R-11 lands to south fall outside of the applicant's ownership.

- Lands in the southwest corner form part of the landholding but are under a separate legal process. These lands do not form part of this proposed development. This matter can be further explored/clarified.

Further ABP comments:

- Clarification is required regarding compliance with core strategy; impact on national road network; and connections to transport services, amenities and facilities, as well as through to adjoining developments.
- Further justification / clarification needed in relation to the proposal to omit part of the landholding from the overall site area.

2. Traffic and Transportation – roundabout on N71, network capacity, mode split, connectivity, access to strategic reserve lands and proposed cycle network.

ABP sought further elaboration/discussion on:

- Proposed roundabout junction and upgrades on N71.
- Consultation with TII and NTA.
- Ownership of lands in proximity to the roundabout.
- Traffic impacts.
- Provision for footpaths along N71.
- Cycle proposals.

Planning Authority's comments:

- Consultation with the TII is important
- A consent letter from Cork Co. Co. should be sought
- The section of road between the roundabout and the Bandon Road Roundabout contains a lot of entrances and this could cause road safety issues.
- There should be another bus stop in the residential area.
- The strategic cycleway would appear to be included in public open space calculation.

Prospective Applicant's response:

- Previous permission granted by ABP included conditions to provide the roundabout and dual-carriageway on the N71 (ABP Ref. PL04.236385). Road upgrades were subject to Part 8 consent. Conditions of previous permission are not viable.
- Proposed development includes the roundabout only. The roundabout will service a wide area and will facilitate the future provision of a proposed dual carriageway from the Bandon Road Roundabout.
- Model will be submitted showing the traffic impact with/without the dual carriageway.
- Welcome a meeting with TII to discuss the proposed upgrades.
- Lands beside the roundabout are 3rd party lands. Some are under Cork Co. Co.
- Footpaths are being provided.
- Public transport ends near the roundabout and a park and ride is proposed separately close to the roundabout.

- In relation to the proposed cycleway it runs from the proposed green route to the south through the open space. Cycleway width is 3 metres. Topography dictates the design.

Further ABP comments:

- Applicant advised to consult with TII and NTA in relation to the proposed upgrade works on the N71 prior to making a SHD application.
- Further justification / clarification would be required in relation to the proposal to deviate from the conditions of the previous permission and justifying the removal of significant elements of the road upgrade originally sought by the Planning Authority and linked to the future development of these lands. TIA should address traffic impact's arising.
- Further detail of proposed footpaths / works on N71. Third party consent may be required for the construction of footpaths
- Detail the cycleway going through the site. Clarification needed in relation to the purpose / strategic nature of the cycleway.
- Design standards in DMURS and National Cycle Manual should be applied to all road elements (inc. roundabout).

3. Development Strategy for the Site - local and national policy, density, connectivity, gradient and levels, arrangement and hierarchy of streets, open and landscaping and finishes and materials.

ABP sought further elaboration/discussion on:

- Net site area and proposed density.
- Appropriate mix of housing typologies/unit sizes required.
- Gradient and levels.
- Streets and car parking strategy.
- Open space provision and landscaping.
- Finishes and materials of the proposed units.

Planning Authority's comments:

- Address concerns regarding the quality of the open space, including location, quantity, amenity and passive surveillance.
- The central open space is dominated by car parking and this should be re-examined.
- Ensure that there is access to the Irish Water wayleave and no services or hardware within the wayleave area.
- Consider designing a local park that connects to the Eagle Valley development to the east.
- Further consideration in respect of provision of kickabout/active play areas is required
- Substantial number of trees to be removed - no tree survey.

Prospective Applicant's response:

- Density is in line with national guidelines.
- Roundabout, access road, sewer, tree lines, creche are excluded from the net site area.

- Seeking to protect existing planting in so far as possible.

Further ABP comments:

- Exclusions in relation to density have not be justified and appear to be excessive. Refer to Appendix A of the Sustainable Residential Development in Urban Areas Guidelines.
- Density is notably lower than previously permitted on site, and there would appear to be no acceptable rationale for this having regard to the principles of sustainability and residential development and urban development guidelines.
- Justify the design of the entrance link at the north east.
- Greater detail needed in relation to existing / proposed levels, terraces and slopes.
- Clarity is required in relation to the hierarchy and function of streets - home zones should be designed as a low traffic environment. Surface car parking should not dominate the home zones or amenity spaces.
- Clarity is required in relation to the hierarchy / function / usability of open spaces.
- Justify the extent of render being proposed.

4. Airport Safety Zone

ABP sought further elaboration/discussion on:

- Airport Public Safety Zone.

Planning Authority's comments:

- Applicant should consult the IAA

Prospective Applicant's response:

- Consultation can take place

Further ABP comments:

- Advised to consult Airport Authority and IAA prior to lodgement of an application.

5. Drainage – foul and surface water drainage and flood risk.

ABP sought further elaboration/discussion on:

- Drainage and flood issues.
- SuDS.

Planning Authority's comments:

- Consult with Irish Water.
- Clarify the location of the pump station.
- Detail the surface water Q bar.

Prospective Applicant's response:

- Irish water is undertaking work and it will be taken in charge.
- Infiltration tests will be carried out in relation to drainage.

Further ABP comments:

- Justify the SuDS strategy.
- Examine the multi-use games area over the wayleave.

6. Visual / Landscape Impacts

ABP sought further elaboration/discussion on:

- Visual and landscape impacts.

Planning Authority's comments:

- There are level differences and it's important to know how the development will sit into this area.

Prospective Applicant's response:

- This proposed development is at the foot of a greenbelt well off a ridge line
- The site is well screened naturally

Further ABP comments:

- Application should address visual and landscapes impacts.

7. A.O.B.

ABP comments:

- Clarify taking in charge areas.
- Detail the phasing arrangements.
- Detail structures to be demolished.
- Justification for omission of lands in south west section from the site.
- If PA seek contributions a justification will be needed.

Planning Authority's comments:

- No further comments

Applicants Comments:

- No further comments.

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
Direct of Planning

August 2019