



An
Bord
Pleanála

Record of Meeting ABP-305825-19

Case Reference / Description	449 no. residential units (315 no. houses, 134 no. apartments), creche and associated site works. Maryborough Ridge, Moneygurney, Douglas, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	6 th December 2019	Start Time	11:30 p.m.
Location	Offices of An Bord Pleanála	End Time	12:50 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Daire McDevitt, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Jason Van Hout, Glenveagh Homes
Justin Farrelly, Glenveagh Homes
Susan Cullen, McCutcheon Halley Planning
Cheryl O'Connor, McCutcheon Halley Planning
Eamonn Gahan, Deady Gahan Architects
Arianna Visconti, Deady Gahan Architects
Ken Manley, MHL Consulting Engineers
Ross Loughnane, Aecom Landscape Architects
Balázs Vank, Aecom Landscape Architects
Leonardo Rigui, Paul McGrail Consulting Engineers
Renato Dultra, Paul McGrail Consulting Engineers

Representing Planning Authority

Martina Foley, Planner
Kevin O'Connor, Senior Planner
John A Murphy, Admin
Valerie Fenton, Roads
Ken O'Keeffe, Area Engineer
Simon Lyons, Drainage
Tony Duggan, City Architect
Ronan MacKernan, Planner, Planning Policy

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 29th November 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 4th November 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 for the site to include consistency with zoning objective SE-R-08 and national policy, density, integration of development site with the Strategic Metropolitan Green Belt Area.
 2. Planning history.
 3. Urban Design to include, layout, open space, connectivity/permeability.
 4. Design, orientation and finishes/materials of residential units.
 5. Visual Impact Assessment.
 6. Traffic and Transportation.
 7. Drainage including flood risk and service connections.
 8. Connection to the Ballybrack Greenway and pedestrian routes identified in the M28 project.
 9. M28 (Noise, CPO lands)
 10. Any other matters.
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1. Development strategy for the site to include consistency with zoning objective SE-R-08 and national policy, density, integration of development site with the Strategic Metropolitan Green Belt Area

ABP sought further elaboration/discussion on:

- Compliance and consistency with zoning,
- Compliance with Strategic Metropolitan Greenbelt Area objectives.
- Density calculation.

Planning Authority's comments:

- Areas zoned residential are contained in the core strategy variation 2
- Satisfied with zoning
- Density is at optimal level

Prospective Applicant's response:

- The wooded area is included in the red-line boundary
- There is a precedent for inclusion of areas similar in character to the western wooded area as developable areas for the purpose of density calculations.
- A significant amount of land is unusable
- Creche area is included in the density calculation
- Areas zoned residential are still in the greenbelt
- Detail to be submitted at application stage will clearly set out density calculations.
- Density is 40 units per hectare

Further ABP comments:

- Outline how the proposed development is consistent with zoning
- Submit a rationale for the density calculation

2. Planning History

ABP sought further elaboration/discussion on:

- Previous granted permission for a creche

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- The permitted creche caters for 20 children
- This area is currently under construction for 190 granted units
- The proposed creche in this application is for 80 children

Further ABP comments:

- Show areas of ownership
- Outline areas the currently under construction
- Clarify any enforcement issues
- Ensure compliance with the P.A

3. Urban Design to include, layout, open space, connectivity/permeability

ABP sought further elaboration/discussion on:

- Open space hierarchy and strategy
- Requirement for strong urban edges, in particular along the Maryborough Ridge access road.
- Access to the adjoining lands
- Parking strategy and set down area for the crèche

Planning Authority's comments:

- The western strip contains a useable walkway. Keep this the same
- Satisfied with open space strategy
- Shared surfaces need the highest gradient
- Improve mobility and inclusivity
- The applicant should submit a quality audit at application stage
- Submit a management plan for parking

Prospective Applicant's response:

- There are existing natural boundaries
- Walkways and connections are around the open space
- This improves permeability
- There will be an attempt to compact open space
- Primary open spaces contain sports and children's facilities
- Small open spaces contain home zones
- Dual aspect will be introduced to help with gables
- Shared access points will be re-examined
- There is undercroft parking for apartments
- Parking is proposed at 0.5 spaces per unit with several visitor spaces
- There are electric vehicle and secured bicycle spaces
- The set down area for the crèche contains 3 spaces with traffic controlled by a loop system.

Further ABP comments:

- Address the hierarchy of open spaces

- Ensure that open spaces correlate
- Show connectivity to adjoining lands
- Outline and justify the quantum of parking
- Explain the functionality of the creche set down area
- Show the parking management strategy

4. Design, orientation and finishes/materials of residential units

ABP sought further elaboration/discussion on:

- Light analysis and orientation of units
- Residential amenity

Planning Authority's comments:

- The living room contains staircases
- Examine the design orientation
- Ensure the quality of internal areas and living room circulation spaces provide good living accommodation for residents.

Prospective Applicant's response:

- The orientation of units was to facilitate the density calculation

Further ABP comments:

- Justify the orientation of units
- Submit a report addressing residential amenity

5. Visual Impact Assessment

ABP sought further elaboration/discussion on:

- Lack of visual aids

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- There are 15 viewpoints being done in a wireframe
- Viewpoints agreed with the PA at a meeting.

Further ABP comments:

- Detail the visual impact

6. Traffic and Transportation

ABP sought further elaboration/discussion on:

- Traffic counts
- Junctions
- Cumulative impacts

Planning Authority's comments:

- Have regard to the construction of the M28

Prospective Applicant's response:

- A scoped study has been undertaken regarding junctions
- Junctions will be included
- There will be 2 junctions
- The capacity of the roundabout is fine
- Traffic counts will be sought

Further ABP comments:

- Detail the information for the junctions
- Provide traffic counts

7. Drainage including flood risk and service connections

ABP sought further elaboration/discussion on:

- Storm water
- Service connections

Planning Authority's comments:

- Show on drawing which parts are to be taken in charge
- Clarify which areas are not to be taken in charge
- Check capacity all the way to the boundaries
- There are a large number of attenuation tanks
- Try to rationalise the number of tanks and pipes

Prospective Applicant's response:

- SUD's is being implemented
- Attenuation tanks will be agreed
- There is access through the existing surface site

Further ABP comments:

- Detail SUD's measures and tanks
- There is no further information sought at application stage

8. Connection to the Ballybrack Greenway and pedestrian routes identified in the M28 project.

ABP sought further elaboration/discussion on:

- Connections to the Ballybrack Greenway

Planning Authority's comments:

- TII is concerned with the proposed link
- The shared use scheme is 3 meters wide
- This should be wider to accommodate a higher quality

Prospective Applicant's response:

- The CPO is on the drawing
- The Ballybrack scheme has two links and there is connectivity to both
- The route goes through the site
- Connections are being provided
- There will be consultation with the TII

Further ABP comments:

- Show the connections on the layout
- Clarify the phasing and construction
- Provide a rationale for the proposed shared use scheme

9. M28 (Noise, CPO lands)

ABP sought further elaboration/discussion on:

- Noise impact
- CPO

Planning Authority's comments:

- Outline the noise impact with/without the M28

Prospective Applicant's response:

- There will be mitigation measures
- The M28 will provide noise barriers
- There are no encroachments regarding the CPO

Further ABP comments:

- Detail the noise impact

10. Any Other Matters

ABP comments:

- Clarify the strategy regarding lodging an application under section 34 for 61 units and lodging a SHD application
- If an EIAR is being lodged – ensure regulations are followed

Planning Authority's comments:

- There are extensive earthworks in the south of the site
- This is due to a 2016 permission

Applicants Comments:

- Considering lodging an application with the P.A for 61 units under section 34 prior to lodging an SHD application
- A rationale will be provided

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
January 2019