



An
Bord
Pleanála

Record of Meeting ABP-307742-20

Case Reference / Description	276 no. residential units (137 no. houses, 139 no. apartments, creche and associated site works. Ardarostig, Bishopstown, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	10 th November 2020	Start Time	14:38 p.m.
Location	Via Microsoft Teams	End Time	16:24 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Steve Cassidy, Ardstone Homes (Applicant)
John Fleming, John Fleming Architects
Liam O' Toole, DOSA Consulting Engineers
Eoin Reynolds, NRB Traffic Consulting Engineers
Mark Johnson, Park Hood Landscape Architects
Harry Walsh, HW Planning

Representing Planning Authority

Evelyn Mitchell, Senior Executive Planner (Planner)
Liam Casey, Parks Superintendent (Parks)
Valerie Fenton, Senior Executive Engineer (Roads)
James Culhane, Executive Engineer (Transportation)
Simon Lyons, Senior Executive Engineer (Drainage)

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 26th August 2020 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 LA 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 30th July 2020 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. Previous reasons for refusal in ABP 303137, inter alia, road network up-grade and connectivity.**
- 2. Development Strategy, inter alia,**
 - **public open space provision and the integration of the Biodiversity Zone,**
 - **location of dwellings along the south,**
 - **interface with Waterfall Road,**
 - **Crèche location.**
- 3. Residential Amenity.**
- 4. Drainage Matters.**
- 5. Any other matters.**

1. Previous reasons for refusal in ABP 303137, inter alia, road network upgrade and connectivity.

ABP sought further elaboration/discussion on:

- Road upgrades and pedestrian and cycle connectivity
- Why the full road upgrade, along Waterfall Road, is not being included?
- Proposed pedestrian and cycle links to the rear of existing dwellings
- Pedestrian access and treatment of the overbridge
- Bandon Road connection

Planning Authority's comments:

- Note previous reasons for refusal
- Satisfied with the transition zone and gateway details into the site
- Important to connect the old and new communities
- There are severance issues with the pedestrian and cycle connectivity and the existing communities at Bishopstown and Bandon
- The bridge has no crossing facility at present and the footpath terminates after the overbridge
- A crossing facility is needed to connect the site with the community facilities including the school
- There could be a special development contribution for works not included in the application
- Examine if there can be a crossing at the AUDI garage
- Re-examine the TTA and potential works at junctions which will increase permeability
- Seek to close barriers to the west of the site
- Submit a detailed speed survey
- Detail the proposed footpath along Waterfall Road
- Ensure that speeds are low
- There is parallel parking along Waterfall Road

Prospective Applicant's response:

- Submitted drawings did not show the provision for a 2-metre footpath in front of the existing house
- Local road networks have deficiencies
- Connection to the wider area has been considered/addressed
- A cycle path is going through lands to the east
- The proposed development will open up lands to the east
- Connection will be made to existing infrastructure
- The pedestrian connectivity along the overpass allows connections to the existing community
- There will be a two-way cycle path on Waterfall Road at site with gateway features on both ends
- A full pedestrian footpath along Waterfall Road is being provided
- A full cycle path cannot be provided along the road

- Crossing facility across the bridge can be examined
- A crossing facility further from the bridge would be difficult to provide
- There could be a special contribution
- A potential crossing at the AUDI garage can be checked
- A sensitivity test can be done for trip routes
- Active street frontage has been created
- There is an integrated bicycle path proposed
- Parallel parking of 2 spaces is included along Waterfall Road in line with DMURS principles

Further ABP comments:

- Any absence of a footpath/pedestrian infrastructure is a key issue and should be addressed/clarified at application stage
- Outline any taken in charge proposals and treatment
- Ensure pedestrian connectivity back into the existing built environment
- Show transition from the east of the site

2. Development Strategy, inter alia,

- **public open space provision and the integration of the Biodiversity Zone,**
- **location of dwellings along the south,**
- **interface with Waterfall Road,**
- **Crèche location.**

ABP sought further elaboration/discussion on:

- Biodiversity zone and the site-specific objective requiring the provision of useable public or private open space
- Southern aspect and design of dwellings
- Interface along Waterfall Road including the plaza detail and the duplex units.
- Usability of open space through the site
- Creche location rationale

Planning Authority's response:

- Wildflower could be created for public open space to the south
- The biodiversity zone is not accessible and does not have passive supervision
- There should be more accessibility to this area
- If spaces are not being taken in charge, they should be detailed
- Explain how areas to the south of the site will be managed
- The function of the plaza is a concern
- Submit a rationale for the location of the creche and ensure it is accessible
- The orientation of dwellings along the south is of concern

Prospective Applicant's response:

- There are significant level differences throughout the site
- Level differences affect the delivery of passive supervision
- Accessibility can be examined, but changes in ground levels are challenging
- The development of the biodiversity zone may not be accessible for all
- Apartments are dual orientation
- Many creche locations have been examined and the site was chosen to integrate with the adjoining site
- Location of the creche is good for bicycle routes and set down areas
- There will be a secure play area adjoining the creche
- The orientation and treatment of the houses along the south will be investigated

Further ABP comments:

- Detail the biodiversity zone. Cross-sections and CGIs showing challenging ground levels and proposed solutions/strategy should be submitted at application stage
- Address compliance issues with the site-specific objective
- Highlight dual frontage design solutions where applicable
- Ensure the usability of open spaces
- Provide justification for the creche location

3. Residential Amenity**ABP sought further elaboration/discussion on:**

- Block 1 and Block 5, the orientation of balconies and windows and the potential for impact on existing residential amenity
- The privacy planting along the front of the ground floor duplex units

Planning Authority's response:

- Outline/clarify the design of the blocks
- Detail residential amenities
- The daylight and sunlight analysis of proposed apartments including the ground floor duplex units

Prospective Applicant's response:

- Balconies causing overlooking have been relocated to the front
- There is a blank elevation to the eastern end of block 5
- The potential impact can be examined again
- The sunlight/daylight requirements can be met.
- Landscaping details will be included.

Further ABP comments:

- Outline residential amenities
- Ensure that the adjoining residents amenity is protected

4. Drainage Matters

ABP sought further elaboration/discussion on:

- 300mm sewer requirement in the previous SHD
- Irish Water submission refers to capacity of the WWTP
- Potential upgrades are necessary

Planning Authority's response:

- Upgrades are being agreed with IW
- There is a strategy in line for the stormwater, need to prove the outfall for the stormwater
- Check the greenfield run-off rate

Prospective Applicant's response:

- Stormwater connection should not be an issue
- SUDS can be introduced
- Confident any potential wastewater issues can be resolved with IW

Further ABP comments

- Address any outstanding issues before the submission of an application

5. AOB

Planning Authority's comments:

- Large public open space in the centre of the site should be more supervised/overlooked
- Explain who manages the access/landscape strip at the rear of the terraced dwellings

Prospective Applicant's response:

- Houses to the side corner of the open space have side elevations
- Management of the access strip can be addressed
- CGI's will be provided

Further ABP comments:

- There is no further information sought at application stage

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

Tom Rabbette
Assistant Director of Planning
November, 2020