



Case Reference / Description	Demolition of existing buildings, construction of 109 no. residential units (73 no. houses, 36 no. apartments), and associated site works. Ballynaron, Glounthaune, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th March 2021	Start Time	10:00
Location	Via Microsoft Teams	End Time	11:45
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

Greg Collins, Senior Executive Architect
Kevin O Regan, Senior Executive Officer
Micheal Mulconry, Executive Engineer Traffic and Transport Section
Niall O Donnabháin, Senior Planner
Noel Sheridan, Senior Executive Planner
Robert O Sullivan, Area Engineer
Sharon O Connell, Area Planner

Representing Prospective Applicant:

Brian McCutcheon, McCutcheon Halley Planning Consultants
David Bosonnet, Brady Shipman Martin
Donal McCarthy, Kieran J Barry & Associates
Fiachra O'Sullivan, MHL Consulting Engineers

John Deane, Ruden Homes
Kieran J Barry, Kieran J Barry & Associates
Michelle O'Shea, McCutcheon Halley Planning Consultants
Patrick Twomey, interest in lands forming part of consultation
Fiona Twomey, interest in lands forming part of consultation

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 once the Opinion has issued,
- ABP received a submission from the PA on 22nd February 2021 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 19th January 2021 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Land Use Zoning and Specific Development Objective C-01
2. Development Strategy including inter alia: density, unit mix & typology, phasing, layout and childcare
3. Connectivity, transportation, access and traffic
4. Visual Impact Assessment
5. Drainage
6. Any other matters

1. Land Use Zoning and Specific Development Objective C-01

ABP Comments:

- Address land-use zoning and specific development objective C-01 and how it falls within the remit of SHD. Confirm extent of other uses.
- Clarify connectivity between lands within Specific objective C-01 and the overall scheme
- Provide clarity around management of area under the C-01 and the wider scheme
- Address Material Contraventions (if it arises) in detail
- Provide justification/rationale for the carpark at south-east of site, does it constitute an 'other use' with reference to s.3 of the 2016 Act?
- Provide further detail on amenity woodland area on lands to the north and how the proposed development ties in with local policy and SHD.
- Address provisions set out in LAP regarding 400 units for the village.

Planning Authority's Comments:

- Address if the needs of the school are being facilitated, school should be a beneficiary of the proposed development
- Have consideration for childcare facilities
- Acknowledge the zoning.
- Proposed development is on a narrow country road

Prospective Applicant's Comments:

- Have consulted with the planning authority to guide the appropriate density and design for the site
- Glounthaune is a designated key village but has a suburban rail service
- Have consulted with the school regarding recreational facilities
- Satisfied that the C-01 objective has been met
- The road frontage of the C-01 area adjoins the existing access to the school
- Pedestrian connectivity provided between C-01 and the proposed development
- Separate entrance provided for recreational facilities but it is also possible to go from the residential area to the recreational area through pedestrian access
- Proposing to bring an area of woodland into the proposed development as amenity.

2. Development Strategy including inter alia: density, unit mix & typology, phasing, layout and childcare

ABP Comments:

- Address how the unit mix provided ties in with density requirements
- Proposed density may be considered on the low side in relation to national policy.
- Justification/rationale for the proposed density at application stage and have consideration for the unit mix and typology
- Provide further detail and ensure clarity on the phasing and how it links in with potential future development of lands to the west.
- Have consideration for any potential Material Contravention of statutory plan

- Clarify who will have responsibility to maintain/manage the woodland amenity area.
- Justification/rationale regarding childcare.

Planning Authority's Comments:

- Ensure that the local character and the site location within a small village setting is considered in the design of the proposed development
- The key components such as open space and pedestrian connectivity are positive
- Some conflicts within the scheme regarding some blocks and overlooking
- Urban style architecture of the apartment block should be reconsidered and there should be some linkage to the village character
- Reinforce character setting of the area
- Some issues regarding the woodland amenity, can discuss further with the prospective applicant (will this be TIC ?/How will it be managed?)
- Visual Impact Assessment regarding the woodland is required
- Have consideration for the requirement of a creche in a future scheme

Prospective Applicant's Comments:

- Current housing mix in the area is limited
- Proposed development will provide a good unit mix for the area
- Layout was developed in consultation with the planning authority
- Site is near railway line, Cork to Waterford N25 and cycleway scheme
- Proposed development to include a 3-metre amenity path that orbits the scheme which is reinforced by pedestrian routes within the site
- Woodland amenity is an important aspect that brings a lot of quality to the site, it was previously a farm and has low-medium ecological value
- Proposing to reinstate old farm path as a gravel path
- Woodland is primarily sycamore
- It is likely that the management of the woodland will be transferred in the long-term to the planning authority
- There is no requirement for a creche in the proposed development but will keep this under review
- There is an unmet demand for housing in the area
- Density may be a contravention

3. Connectivity, transportation, access and traffic

ABP Comments:

- Address how proposed development differs to the previous application (303912) and how concerns have been addressed - especially in relation to pedestrian, cycling and vehicular connectivity
- Provide justification for connectivity proposals
- Have consideration to, what might be considered to be, the peripheral nature of site in the context of the village.
- Address any technical issues before the application is lodged as there is no recourse for further information on SHD applications

Planning Authority's Comments:

- Gradient issue
- 3-metre footpath should be 3-metre shared-use path
- Consider widening the 1.5-metre footpath in front of the school
- No issues regarding sight lines

Prospective Applicant's Comments:

- Have consulted with the planning authority regarding connectivity
- Proposed development site is well located in terms of sustainable transport and is a 10-minute walk / 3-min cycle to the village
- Concerns raised in previous application (including times at which surveys were carried out) have been addressed
- The proximity to the national school is important in terms of connectivity
- Proposed development improves connectivity from village to national school
- Proposed development site is not particularly peripheral and is well-located to most village services

4. Visual Impact Assessment**ABP Comments:**

- Provide justification and rationale for design strategy, in Visual Impact Assessment and Landscape Impact Assessment
- Address any issues regarding compliance (or otherwise) with specific objectives and policies

Planning Authority's Comments:

- Provide detail on how the proposed development will be assimilated into wider context

Prospective Applicant's Comments:

- Proposed development site is sensitive
- Proposed development is visible from locations within Cork Harbour
- Relatively steep topography
- Retention of vegetation was key but some vegetation removal required
- Further photomontages will be provided at application stage
- Visual issues can be addressed
- Glounthaune is quite visible from train and road routes

5. Drainage**ABP Comments:**

- Provide further detail on implications of run-off from site
- Any issues with Irish Water will need to be addressed at application stage
- Irish Water submission implies that the sewer will need to be extended
- Ensure clarity on what is included in the application and what is not
- Concern regarding reference to third-party consents

Planning Authority's Comments:

- Storm water element has been agreed

Prospective Applicant's Comments:

- Connection is feasible without upgrade
- Existing services are available to connect with waste water and stormwater system
- Will clarify any issues with Irish Water

6. Any Other Matters

ABP Comments:

- Ensure all issues raised in consultation process are addressed at application stage

Planning Authority's Comments:

- No further comments

Prospective Applicant's Comments:

- No further comments

- **Conclusion**

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
May, 2021