



An
Bord
Pleanála

Record of Meeting ABP-309554-21

Case Reference / Description	386 no. residential units (226 no. houses, 160 no. apartments), creche and associated site works. Ballyvolane (townland), Ballyhooly Road, Ballyvollane, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	24 th May 2021	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:30 am
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

Martina Foley, Executive Planner
Melissa Walsh, Senior Executive Planner
Brian O'Flynn, Senior Executive Engineer
Adrienne Rodgers, Director of Services
Simon Lyons, Senior Executive Engineer

Representing Prospective Applicant:

Michael Kelleher, O'Flynn Construction
Tom O'Driscoll, O'Flynn Construction
Brian Curtin, Hogan Associates
Ken Manley, MHL
Tom Halley, McCutcheon Halley

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 26th March 2021 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 1st March 2021 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. Cork Northern Distributor Road/Ballyhooly Road upgrade and other transportation matters**
- 2. Development Strategy- layout; density; open space; phasing; materials/finishes**
- 3. Residential amenity**
- 4. Drainage Matters**
- 5. Any Other Matters**

1. Cork Northern Distributor Road/Ballyhooly Road upgrade and other transportation matters

ABP Comments:

- The proposed development site is currently in agricultural use. Northern portion of lands reserved for provision of CNDR. Provision of this route is objective of CMATS and RSES, multi-modal orbital public transport route
- Reason for refusal in relation to ABP-307373-20 in Banduff related to this matter
- PA concerns noted in relation to proposal having potential to have significant adverse effects on provision of CNDR
- Need to liaise with PA in relation timelines and route selection, short term objective, route selection expected by end of 2021. Could be considered premature at present moment in absence of details in relation to precise route
- In terms of dealing with most northern element by condition or phasing, noted previous decision on ABP-307373-20 where Bord refused permission in its entirety; dealing with by condition may have implications for overall development for example open space provision, Part V etc
- In terms of Ballyhooly Road upgrade, again need to liaise further with PA

Planning Authority's Comments:

- Currently looking at different route options for Cork Northern Distributor Road; one route in particular that the proposed development would encroach on
- The Strategic Assessment Report for the Cork Northern Distributor Road is due in 6-8 weeks; however, a chosen route may not be certain by that time
- There will be a definitive route selected in Q4 of 2021
- If the proposed development omits the northern section of the site, the Cork Northern Distributor Road will not impact the site layout- namely entirety of top two fields
- There are no further updates on the Ballyhooly Road upgrade beyond what is set out in the PA opinion
- Can liaise further with the applicant on the above
- Advises the applicant to make the best use of the density in proposed development due to the good transport links

Prospective Applicant's Comments:

- By the time that the application for the proposed development is submitted, there should be certainty around the chosen route for the Cork Northern Distributor Road
- Hoping for clarity on the above by the end of July; prospective applicant will consult further with the PA
- If there is uncertainty regarding the northern section, questioned whether this could be dealt with in a condition or in the phasing.
- The northern section of the proposed development is a standalone phase
- If the proposed development omits the northern section of the site, may have implications for submitting it as a Strategic Housing Development application
- In terms of Ballyhooly Road upgrade, have allowed for setback in the site layout with bus lanes on either side

2. Development Strategy- layout; density; open space; phasing; materials/finishes

ABP Comments:

- Possible issue regarding the proposed density, given locational context of the proposed site and having regard to local and national policy
- Higher density units are located towards the northern edge of the site; more suburban layout proposed for remainder of site
- Give further consideration to proposed density given that the site is zoned for 20-50 units per hectare and given its locational context, proximate to the city centre
- Demonstrate consistency with the Design Manual for Urban Roads and Streets and Urban Design Manual, with consideration given to hierarchy of streets and open spaces; creation of character areas and other 12 criteria
- Extent of surface car-parking noted which has implications for overall layout and quality of proposed scheme; further details required
- Ensure that any open space is supervised, consider the landscaping and who spaces are catering to
- Provide more clarity on the proposed green link through the different character areas
- If the proposed development is materially contravening the Development Plan on any matter, this should be highlighted in the Material Contravention Statement
- The Board will have consideration for both local and national policy on carparking
- Have consideration for the materials/finishes proposed, in particular to the apartments and duplex blocks, the extent of render and how it will weather in the future; apartments and duplexes located at prominent position within the site
- Submit a building life cycle report at application stage for internal and external finishes
- Provide a strong justification for the proposed phasing

Planning Authority's Comments:

- Have concern for the carparking, particularly at the southern end of the site
- Main concern is 3rd phase and the location higher density units; if this phase is omitted, this has implications for overall density
- Would like to see the tree survey on what trees and hedgerows are being retained

Prospective Applicant's Comments:

- Will have further consideration for the carparking
- Current standards in the Cork County Development Plan are represented as minimum standards
- There is a design evolution for the layout- will demonstrate in application documentation
- Following the principle of retaining as many trees and hedgerows as possible

3. Residential amenity

ABP Comments:

- Highlight any potential impacts on the adjoining residential properties
- Provide a schedule of accommodation for proposed units
- Provide a daylight/sunlight assessment and highlight if any units are not meeting the standard. The standards set are a guideline only
- Provide cross-sections, CGI's and visualisations at application stage
- Clarify any material contraventions that may arise

Planning Authority's Comments:

- Further detail is required on the assessment of the interactions between the house types
- Provide further detail on what boundaries are proposed

Prospective Applicant's Comments:

- Confident that there will not be any impact on third party properties
- Will provide more cross-sections at application stage
- Can't determine if there are material contraventions until application stage, there may be some in relation to carparking

4. Drainage Matters

ABP Comments:

- Report was received from Irish Water
- Local upgrades are required for the wastewater network
- Refer to PA's detailed drainage report and liaise in this regard
- Liaise with Irish Water

Planning Authority's Comments:

- No further comments beyond what is set out in the drainage report

Prospective Applicant's Comments:

- Have received a confirmation of feasibility from Irish Water and have understood that the proposed development can be accommodated

5. Any Other Matters

ABP Comments:

- Contact the Department of Culture, Heritage and the Gaeltacht on buffers and setbacks in relation to the monuments and archaeology; liaise with the PA in this regard
- Ensure site area calculation is accurate for the threshold calculations for EIAR

Planning Authority's Comments:

- Clarify the location of the archaeology.

- The site is currently under crop and therefore inaccessible for testing
- No further comments

Prospective Applicant's Comments:

- Currently in discussions with the PA in relation to archaeology
- 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
July, 2021