



Case Reference / Description	706 no. apartments, childcare facility and associated site works. Former CMP Dairy Site and Creamfields, Tramore Road and Kinsale Road, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th October 2021	Start Time	2:30 pm
Location	Remotely via Microsoft Teams	End Time	4:20 pm
Chairperson	Tom Rabbette	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Fiona Fair, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Niall Sheehan, Applicant
Tony Reddy, Reddy Architecture and Urbanism
Paul Mulligan, Reddy Architecture and Urbanism
Stephen Ginn, ARUP
Jim Kelly, Cunnane Stratton Reynolds Land Planning and Design
Aiden O'Neill, Coakley O'Neill Town Planning Ltd

Representing Planning Authority

Mary Doyle, Executive Planner
Gillian O'Sullivan, Senior Executive Engineer
Simon Lyons, Senior Executive Engineer
Gwen Jordan, Senior Executive Planner

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 14th September 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 18th August 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, as amended, 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. Compliance with CDP Policy
 - Integration with the wider area
 - Density / Plot Ratio
 - Height Strategy & Visual Impact
 - Housing Typology / BTR
2. Issue of Primary Care Centre
3. Infrastructure services (Surface Water, Flooding, Irish Water, Transportation & Connectivity).
4. Residential Amenity
 - Daylight and Overshadowing
 - Outdoor Amenity Space
 - Resident support services & facilities
5. Open Space and Landscaping
6. Issues Raised in the CE Report

7. Any Other Matters

1. **Compliance with CDP Policy**

- **Integration with the wider area**
- **Density / Plot Ratio**
- **Height Strategy & Visual Impact**
- **Housing Typology / BTR**

• **ABP Comments:**

- The prospective applicant is to address the urban form.
- Demonstrate at application stage that the proposed density is appropriate.
- Respond to the PA's requests and requirements.
- Build to Rent can be useful in initially integrating people into an area.
- Provide a housing needs assessment at application stage.
- Elaboration and clarification in relation to the Cork City Development Plan review and current status of the Draft Cork City Development Plan 2022 - 2028.
- Consideration of the draft development plan timelines. Should a new draft plan be adopted while any application is under consideration by the Board it would be subject to compliance with the new plan.
- There is a need to focus in on areas of concern.

• **Prospective Applicant's Comments:**

- Variation No. 6 contributes to the regeneration of the city. Aims to increase housing within the city.
- The proposal will act as a catalyst for regeneration of the Tramore Road area.
- The proposed development site benefits from existing site connections.
- The proposed development can be a catalyst for the regeneration of the Tramore Road area.
- There has been good interaction with the PA and this has enabled the evolution of the development.
- The site is set back from the Kinsale Road to allow for a cycleway and pedestrian path.
- There is permeability throughout the proposed development.
- The scheme has a wide variety of units.
- The prospective applicant is committed to providing a high-quality scheme, a vision for the wider area.

• **Planning Authority's Comments:**

- The proposed development has the capability of informing the future development of the area.
- Welcome development of this brownfield site.
- Has concerns in relation to the density and layout. These concerns are the same as those raised at Stage 1.
- The PA still has concerns in relation to the density and the implications on placemaking in terms of integration into the area.
- Acknowledge that a density of higher than that set out in Variation 6 may be appropriate but mindful that this site is a catalyst for the wider area.
- Potential occupancy of 2000 people concern with respect to density and layout.

- The planning authority are happy with the plaza and the layout of the northern portion of the site.
- Townhouses are required to create a sense of community.
- The PA is supportive of a high feature building at the corner of the proposed development.
- The prospective applicant is to have consideration of the integration of the proposed development into the existing environment.
- Applicant should respond to the specific requirements of the planning authority, regarding urban form, vision for the area, accepting of 7 storey height.
- Acknowledge that Variation is flexible and allows for a landmark building. However the environment is challenging, suburban location, connectivity issues to parks and public transport.
- The environment is quite challenging in terms of connectivity.
- The draft city development plan is of relevance in terms of the area's building height and design.
- More diversity of units and a variety of typologies is required.
- The 2-storey town houses are a welcome addition to the proposed development.
- There is concern over the viability of Build to Rent schemes. Transient nature of occupants.
- The key objective is placemaking and community in this area and to create an urban culture in place of a suburban culture.

2. Issue of Primary Care Centre

- **ABP Comments:**

- The prospective applicant is to provide further information on the under-croft carpark and how the car parking associated with the primary care centre is to be managed.
- Explanation why the primary care centre does not form part of the proposed development.

- **Prospective Applicant's Comments:**

- The primary care centre (4,500 sq. m) will form part of the overall masterplan.
- The applicant proposes to lodge concurrently an application for the primary care centre to the planning authority.
- There is an issue with commercial GFA limit for SHD process.
- The prospective applicant remains committed to the delivery of the primary care centre.
- The carparking for the primary care centre will be included within the blue line of the SHD application.
- The HSE will be consulted in relation to their own parking requirements.

- **Planning Authority's Comments:**

- The proposed development is instrumental and its location and design forms part of the plaza area.
- Do want to see the primary care centre realised, are committed to it. The draft CDP welcomes it.

- Preference that it form part of the SHD application.
 - Cognisance to be had to excess floor area, height, density and its inclusion within the SHD application.
- 3. Infrastructure services (Surface Water, Flooding, Irish Water, Transportation & Connectivity).**
- **ABP Comments:**
 - The prospective applicant is to address the concerns raised in relation to connectivity of the proposed development to the footpath and cycle lane network.
 - Address the 15-minute proximity to the bus stop.
 - Irish Water have raised an issue with respect to connection of wastewater.
 - Address the issues raised in Irish Water's report.
 - Have consideration for any issues in relation to the EIAR.
 - Consistency across all documentation and drawings is critical in any future application.
- **Prospective Applicant's Comments:**
 - The proposed development is close to the Park and Ride.
 - The proposed development site is permeable from all sides.
 - There is an opportunity for an interim bus stop near the proposed development while waiting for the Bus Connects.
 - There is minimal flood risk.
 - Will be seeking further consultations with Irish Water and the PA.
 - The proposal will be for a 10 year permission. Currently linkages are poor but over time connections will arise. Willing to work with CCC Bus Connects is a priority measure.
 - Trip generation and numbers are not high and junctions will not be a problem.
 - Opportunity to have access from Kinsale road.
 - A special contribution towards footpath and cycle connections is envisaged.
 - The applicant is currently in discussion with Irish Water regarding wastewater infrastructure, need for a pumping station, its location and odour.
 - The applicant is willing to enter into further discussions with Irish Water and the planning authority in respect of infrastructure.
 - Potential for flooding is minimal.
 - The statement of design will address issues of wastewater, surface water and storm water.
- **Planning Authority's Comments:**
 - There is a need to address the land ownership issue regarding the pedestrian footpath link to the Black Ash Park and Ride.
 - There is currently no access to the Tramore Valley Park.
 - Over reliance on future connections, while Bus Connects is a live project and a priority measure, cant rely on it.
 - The project is welcome and the planning authority will try to accommodate the development. Aware of constraints and ownership issues.
 - It is acknowledged that deliverability of the project will take time.

- Acknowledge that Bus Connects relies upon density along the route to work.
- All options will be considered but can not commit to fast tracking of Bus Connects.

4. Residential Amenity

- Daylight and Overshadowing
- Outdoor Amenity Space
- Resident support services & facilities

- **ABP Comments:**

- The prospective applicant is to provide a comprehensive daylight and sunlight report at application stage. State the impact and provide the rationale. Access worst case scenario, explanation of how the assessment has been carried out and rationale for chosen design, acknowledge non compliance and mitigation proposed.
- Provide a shadow assessment of the outdoor amenity space.
- Ensure that the proposed development is not unduly prejudicing the lands on the adjoining site.

- **Prospective Applicant's Comments:**

- The scheme performs well in relation to daylight and sunlight. 70 – 80% compliance with BRE standards. Hoping to achieve greater compliance at application stage.
- The prospective applicant has consulted with the adjoining landowners.
- The EIAR and all report will take account of impact to adjoining lands.

- **Planning Authority's Comments:**

- A comprehensive report is required in terms of overshadowing.
- The PA welcomes as many facilities as possible, with a preference for a diverse range of facilities.
- There are no facilities towards the southern end of the proposed development site.
- The defined town centre / Plaza area is good.
- Have consideration for play areas for teenagers and outdoor spaces for wheelchair users. Need to cater for young, elderly, singles and families.
- Justification of permeability and open space layout proposed through the scheme.

5. Open Space and Landscaping

- **ABP Comments:**

- The prospective applicant is to address the PA's concerns in relation to open space and landscaping.
- Cognisance is had to the nature of the proposed development in terms of open space design and policing. The management of open space would be by way of a management company, anti-social behaviour would be policed.

- **Prospective Applicant's Comments:**

- The meadows have surveillance and that gives them a sense of security.

- There is a conflict in providing secure communal open space, being permeable and opening up the site. Trying to make the design police itself. Use of passive surveillance, quieter to the south, facilities to the north.
- The proposed development has defensible spaces in front of the units.
- All the public spaces are overlooked.
- The prospective applicant is committed to the maintenance and management of the open spaces, including CCTV.
- **Planning Authority's Comments:**
- The PA is seeking a diverse range of typologies, which could improve the layout in terms of defensible, communal, open space.
- Concern with respect to possible anti-social behaviour encouraged by back gardens opening onto public open space.

6. Issues Raised in the CE Report.

- **ABP Comments:**
- Address issues in relation to the pumping station.
- Address all issues raised in the transportation department report.
- Need for a Road Safety Audit.
- **Prospective Applicant's Comments:**
- Will take ABP comments and PA comments into consideration.
- **Planning Authority's Comments:**
- The PA can facilitate further discussions in relation to the traffic and transport assessment.

7. Any other matters

- **ABP Comments:**
- Ensure that there are no discrepancies in the application documentation.
- Have consideration for the EIAR, recent high court judgements and any Material Contraventions.
- There is a need to submit every possible piece of information, justify all aspects of the proposal. Have cognisance to and address the concerns raised by the competent planning authority. In particular with respect to the height of the proposal on the southern portion of the site.
- Have consideration for the Tramore River, located 80 metres south of the proposed development.
- **Prospective Applicant's Comments:**
- No further comments.
- **Planning Authority'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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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

December, 2021