



An
Bord
Pleanála

Record of Meeting ABP-311773-21

Case Reference / Description	123 no. apartments at Old Fort Road, Ballincollig, Co. Cork		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	2 nd March 2022	Start Time	10.00am
Location	Remotely via Microsoft teams.	End Time	10.25am
Chairperson	Stephen O'Sullivan	Executive Officer	David Behan

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
David Behan, Executive Officer

Representing Prospective Applicant:

Tom Halley, Mc Cutcheon Halley Chartered Planning Consultants
Cora Savage, Mc Cutcheon Halley Chartered Planning Consultants
Michael Kelleher, O'Flynn Group
Tom O'Driscoll, O'Flynn Group
Robert Nagle, Wilson Architecture
Peter Heffernan, Wilson Architecture
John Gleeson, BPC Engineers
Terry O'Neill, JODA
Janette McDonald, Mores

Representing Planning Authority

Fiona Redmond, Senior Planner Yvonne Hogan, a/Senior Executive Planner
Simon Lyons, Senior Executive Engineer
Liam Buckley, Executive Engineer
Tony Duggan, City Architect
Adrienne Rodgers, Director of Services

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, 27th October 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, 10th November 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. Impact on Residential Amenity, *inter alia*, ground floor privacy, daylight & sunlight, open space**
- 2. Drainage Issues and Irish Water Submission**
- 3. Ecology Issues**
- 4. Any Other Business**

- 1. Impact on Residential Amenity, *inter alia*, ground floor privacy, daylight & sunlight, open space**

ABP Comments:

- Further daylight and sunlight analysis required.
- Prospective applicant to highlight compensatory measures in report.
- The location of ground floor balconies and the need to provide privacy and protect residential amenity.

Prospective Applicant's Comments:

- Further work in progress for the Sunlight and Daylight analysis.
- All rooms will exceed required standard and it is intended that an analysis of all rooms will be provided.
- Landscaping will improve ground floor privacy.
- The design of the retaining wall will be altered to protect the residential amenity of No. 107.

Planning Authority's Comments:

- Particular attention to be paid to privacy and daylight/sunlight for apartment No. 107.

2. Drainage Issues and Irish Water Submission

ABP Comments:

- Irish water has raised concerns over wayleaves and connections to pumping station.

Prospective Applicant's Comments:

- Irish water is satisfied that there is no diversion or separation issues.

Planning Authority's Comments:

- No major concerns, PA will continue to liaise with prospective applicant in advance of application being lodged.

3. Ecology Issues

ABP Comments:

- Prospective applicant to clearly demonstrate that the proposed development will not have an impact on local ecology.
- The applicant should ensure any documentation required to comply with the national policy.

Prospective Applicant's Comments:

- A section 299B report will be submitted with the application.
- A bat survey has been carried out in season and all surveys are up to date.

Planning Authority's Comments:

- The PA's ecologist was not available for comment.

4. AOB

ABP Comments:

- Timescales for the Draft Cork Development Plan and the need to clearly set out any possible departures from the development or local area plans in place at the time of application and the plans that may be in place when the board is likely to decide the application.

Prospective Applicant's Comments:

- Will review draft plan to ensure it is satisfactory.

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.

Stephen O'Sullivan,
Assistant Director of Planning
, 2022