



An
Bord
Pleanála

Record of Meeting ABP-311818-21

Case Reference / Description	498 no. apartments. Jacob's Island, Ballinure, Mahon, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	4th March 2022	Start Time	10.00am
Location	Remotely via Microsoft teams.	End Time	11.20am
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:

Harry Walsh, HW Planning
Ciara Cosgrove, HW Planning
Conor Kinsella, OMP
Susan Dawson, OMP
Christopher Collins, OMP
Solene Vermont, OMP
Tara O'Leary, SWECO
John Ryan, SWECO
Paul O'Donoghue, Atkins
Daithi O'Troithigh, Doyle O'Troithigh Landscape Architects
Tom McCarthy, Applicant
Tony Sisk, Applicant

Representing Planning Authority

Fiona Redmond, Senior Planner
Tony Duggan, City Architect
Cathy Beecher, Senior Executive Engineer
Lucy Teehan, Senior Executive Planner
Karen O'Mahony, Executive Planner
Gillian Tyrrell, Assistant 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, 25th November 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, 29th October 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. **Mixed Use Zoning Jacob's Island**
2. **Traffic and Transport, *inter alia*, Mahon Interchange capacity**
3. **Development Strategy, *inter alia*, design, layout and elevation treatment**
4. **Impact on Residential Amenity, *inter alia*, ground floor privacy, daylight & sunlight, open space**
5. **Ecology Issues**
6. **Any Other Business**

1. Mixed Use Zoning Jacob's Island

ABP Comments:

- The floorspace cap in the mixed-use zoning was queried.
- The prospective applicant was requested to clarify the intention for commercial development not included in the SHD pre-application.
- Neighbourhood Centre has not been included in zoning.

Prospective Applicant's Comments:

- A Section 34 application is with the PA for the remaining commercial development
- Land has been split due to quantum of commercial use units, i.e., a hotel and other commercial and office units which would exceed the SHD quantum
- The Section 34 application aligns with the proposed development.
- The masterplan takes into consideration the site and the proposed adjoining commercial development.

Planning Authority's Comments:

- The floorspace cap of 12,000m² only relates to business and technology and not for residential.
- The cap is for the lands included in the mixed-use zoning and includes the neighbourhood centre permitted.
- The draft development plan should be adopted in August.
- Lands have been zoned for mix use.
- Concern was raised whether the SHD could stand alone should the adjoining proposed commercial development not be permitted.
- The proposed development should relate to the density in the Draft development plan.

2. Traffic and Transport, *inter alia*, Mahon Interchange capacity

ABP Comments:

- The car parking ratio proposed, the traffic congestion at the junction and the N4 and the upgrades proposed.
- Query if there was capacity on the roads network and if the public transport served the site.

Prospective Applicant's Comments:

- The proposed development can rely the proposed road infrastructure works.
- Proposed development is well served by other transport options.
- Proposed development will have an extensive path for cyclists and pedestrians.

- Prospective applicant has carried out extensive modelling on impact on N40.
- There is very limited surface parking and the majority of it is within the basement.
- The car parking ratio is already very low.
- It is expected that underground parking will be used for storage of cars for weekend and leisure use.
- Proposed development is not Build to Rent, so car storage is required.

Planning Authority's Comments:

- Due to the location along the N40 and the level of traffic congestion, it is expected that TII will object.
- The proposed applicant should lower quantum of parking ratio, 30% surface parking is excessive.
- It is advised to investigate other solutions, such as carpooling and GoCar.
- It was acknowledged that the proposed development may lead to further public transport measures being put in place.

3. Development Strategy, inter alia, design, layout and elevation treatment

ABP Comments:

- The design and layout of the Block 15 and the interaction between the ground floor layout and the public realm.
- Further clarity on privacy for ground floor units required.
- The elevational treatment does not include any variation.
- The communal and open space provision is not clear and compliance with the apartment guidelines is required for the communal areas.
- The need for clear phasing of the proposal and adjoining developments.

Prospective Applicant's Comments:

- Proposed development will have a mix of building heights.
- The design of the ground floor areas has been altered and there will be an additional layer of screening in some instances and privacy will be retained.
- Elevational variation will be included alongside differing heights of the buildings.
- The ground floor of areas adjoining the public areas will be active and some blocks will be moved closer to the public
- Landscaping will provide a buffer from public area to enhance privacy.
- The removal of some of the surface car parking will allow the movement of pedestrians and change the design of some of the entrances.
- Any application will include a detailed phasing programme.

Planning Authority's Comments:

- PA stand by comments in Opinion previously submitted.
- The applicant needs to clarify that there will be adequate privacy between public open spaces and private units.
- Concern that the proposed development submitted in the Section 34 application will not include a co-ordinated design.

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

ABP Comments:

- There are concerns the communal open space areas may be overshadowed.
- The submitted daylight/sunlight is not complete.

Prospective Applicant's Comments:

- Landscaping will provide a buffer between public space and private dwellings, to allow greater privacy.
- Public Park will provide a natural play area for active and passive play.
- Courtyards and garden areas will give informal play areas.
- Additional play areas will be provided in the communal open space areas.
- The prospective applicant acknowledged that there may be a number of Material Contraventions.

Planning Authority's Comments:

- Balance of unit types should include more 3-bedroom units, and 3-bedroom plus units.
- Informal play areas in a natural environment are preferred.

5. Ecology Issues

ABP Comments:

- Prospective applicant to clearly demonstrate that the proposed development will not have an impact on local ecology.
- Prospective applicant should highlight compliance with national and local objectives and any cumulative impact on the ecology is assessed.

Prospective Applicant's Comments:

- An ornithology report has been prepared.
- Bird flightpaths are to north of the site and will not be impacted.
- A large number of existing trees will be retained.
- Having regard to the threshold and EIA will be submitted at application stage.
- An NIS will be submitted as it is considered there are mitigation measures.

Planning Authority's Comments:

- The PA's Ecology Officer was not available to comment.
- An ornithology report would be appreciated.
- Tall buildings may interfere with bird flight paths.
- Light pollution may impact on local wildlife.

6. AOB

ABP Comments:

- Irish water may require upgrades to Mahon Point pumping station.

Prospective Applicant's Comments:

- Aware of Irish water concerns and will continue discussions with PA on water and drainage matters.

Planning Authority's Comments:

- Will continue to liaise with prospective applicant on water and drainage matters.

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
March, 2022