



<b>Case Reference / Description</b>	171 no. residential units (145 no. houses, 26 no. apartments), creche and associated site works. Lackaroe and Monkstown, Passage West, Co. Cork.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	11 <sup>th</sup> January, 2022	<b>Start Time</b>	2:00 pm
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	3:15 pm
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Hannah Cullen

**Representing An Bord Pleanála:**

Stephen O'Sullivan, Assistant Director of Planning
Fiona Fair, Senior Planning Inspector
Hannah Cullen, Executive Officer

**Representing Prospective Applicant:**

Tom Halley, McCutcheon Halley
Andrea McAuliffe, McCutcheon Halley
Gemma Glenn, McCutcheon Halley
Tim Delaney, JB Barry and Associates
Peter Martin, MMOS Consulting Engineers
Karen Banks, Greenleaf Ecology
Linda Doyle, Doyle O Troithigh Landscape Architects
Liam Clifford, Applicant

**Representing Planning Authority**

Thomas Watt, Senior Planner
Kevin O'Regan, Senior Executive Officer
Greg Simpson, Senior Executive Planner
Ian McDermott, Assistant Ecologist

Aaron Higgins, Executive Engineer
Alan Cogan, Executive Engineer
Anthony Callery, Assistant Engineer
Greg Collins, Senior Executive Architect

### **Introduction**

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made via Microsoft Teams having regard to the COVID-19 restrictions.

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 **30<sup>th</sup> 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 **2<sup>nd</sup> 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. Compliance with Ballincollig-Carrigaline Municipal District Local Area Plan, 2017 (LAP) and Cork County Development Plan (2014-2020), implications of new Draft County Development Plan 2022 – 2028 (draft published 2021)  
Cognisance of Local Objectives PW-R-06 and PW-R-07 and proposed Local Access Road (PW-U-01).
2. Pedestrian and cycle access, connectivity to public road network to the north, south and west and internal road layout.

3. Topography, visual impact, functionality of open spaces areas and rear gardens, separation distances between proposed houses and existing houses (to the east).
4. Landscaping, boundary treatment, trees and hedgerows.
5. Ecological Issues
6. Surface water, storm water, water supply and sewage disposal.
7. Any Other Business

**1. Compliance with Ballincollig-Carrigaline Municipal District Local Area Plan, 2017 (LAP) and Cork County Development Plan (2014-2020), implications of new Draft County Development Plan 2022 – 2028 (draft published 2021) Cognisance of Local Objectives PW-R-06 and PW-R-07 and proposed Local Access Road (PW-U-01).**

**ABP Comments:**

- The board's representatives stated that any statement of consistency with or material contravention of the development or local area plan needed to address the plan in place on the date of application to allow the application to be validated. However if the applicant had reason to believe that a new plan would be in place when the board made its decision on any application, then the documentation should address consistency or contravention of the prospective plan in order to inform public consultation and the board's decision.
- The board's representatives also sought discussion on –
  - connectivity to the road to the north.
  - the justification of the density proposed in light of the Ballincollig-Carrigaline Municipal District Local Area Plan, 2017 (LAP), the road network, suburban location and topography of the site.
  - the justification of the scheme in light of Local Objectives PW-R-06 and PW-R-07 and proposed Local Access Road (PW-U-01).
  - the timeline for the draft development plan timelines.

**Prospective Applicant's Comments:**

- Based on the 2017 plan the lands are zoned for residential development (medium B) in entirety.
- Applicant did make a submission on the Draft Plan to retain the current residential zoning of the site.
- The densities proposed are in line with national guidelines and can be justified at application stage given the suburban location, topography of the site and access arrangements.
- Working on the basis the application will be lodged under the current LAP.
- The internal link road is connected right up to the site boundary, access point will be available to facilitate further developments to the north. Interim arrangement.

**Planning Authority's Comments**

- Acknowledge that the density proposed has regard to topography.
- New Development Plan is due June 2022.

**2. Pedestrian and cycle access, connectivity to public road network to the north, south and west and internal road layout.**

**ABP Comments:**

- Further justification and clarity required for creation of improved vehicular, pedestrian and cycle links from the main access into the site to the wider area, in particular, east from L-2480 to Carrigaline Hill, Strand Road, connecting the site to Monkstown and Passage West.
- Further clarity and justification required for creation and delivery of adequate pedestrian links through the site, in particular, to the north and south in light of the local access road proposed under PW-U-01 of the LAP.
- Further analysis and assessment in terms of traffic impact assessment.

**Prospective Applicant's Comments:**

- The focus has been put on the primary access to the eastern side of the site.
- It's a priority to widen the carriageway and get connectivity to Laurel Hill and connecting the site to the east.
- There has been difficulty in relation to provision of cycle facilities as carriageway space is limited.
- Laurel Hill 4.6m wide with a pinch point of 3.5m – priority to link pedestrian connectivity to Monkstown and provide a safe route.
- Low volume of traffic is anticipated from this site.
- Emphasis within the development to provide traffic calming, there is no merit to providing a cycle network within the site.

**Planning Authority's Comments**

- There are plans proposed for a future cycle/ greenway proposed to Passage west, strong active travel to the schools and GAA pitches to be provided.
- Encourage to futureproofing of a north south reservation.
- While projection that lands to the north may not be required for development within the next 6 years this may change in the future.
- Concern that internal roads do not have sufficient cycle and pedestrian widths.

**3. Topography, visual impact, functionality of open spaces areas and rear gardens, separation distances between proposed houses and existing houses (to the east).**

**ABP Comments:**

- Ensure there are no discrepancies between interlinking documentation.
- Green Infrastructure Plan / Landscaping Plan / Arboriculture drawings, landscape plan and engineering plans should take account of one another.
- Drawings should show cross sections of the proposed development, including impact upon the existing dwellings to the east and surrounding existing development.
- Discussion sought on visual impact in terms of views within and across the site; on the change in levels and topography of the site with particular regard to functionality and useability of public open spaces, communal open space and rear gardens.

**Prospective Applicant's Comments:**

- Aware of the steep topography of the lands and the properties to the eastern boundary of the development, which are at a lower level.
- No windows are proposed at first floor and separation distances of houses backing onto existing houses to the east are generous.
- Goal is to maximise the play value and amenities onsite.
- Creation of useable, active open space pockets.
- Innovative ideas for creation of play areas, using the topography, embankments, stepping down.
- Provision of mini orchard, bespoke open spaces areas, picnic tables, using edge of woodland, inclusion of incidental play areas along the route.

**Planning Authority's Comments**

- Acknowledge that a lot of work has been put into the landscape strategy and that it works well.
- There has been constructive, detailed engagement and discussion at pre planning stage with the PA.
- The Landscape plan encourages walking and pedestrian mobility has been well considered.
- The design of buildings has cognisance to the cultural significance of the surrounding local area, refers to local building styles.
- Commend the scheme for building style.
- There may be scope to include the provision of community facilities within the creche building.

**4. Landscaping, boundary treatment, trees and hedgerows.****ABP Comments:**

- Information should be provided in relation the boundary treatment of the tree's and hedgerows, what is being retained and what is being lost.

**Prospective Applicant's Comments:**

- A tree survey has been undertaken which has flagged a number of low quality/ poor condition tree's which are to be replaced.
- The arboricultural assessment indicates that trees on the site are fair to poor condition.
- Recommend removal of 40% of trees of poor condition, removal of further 20% to facilitate development and to retention 40%
- 20% of hedgerows are to be removed, centrally located E-W hedgerow. Compensatory measures will be employed. 3000 sq. m of native woodland planting. 300 new trees and 300m of linear planting.
- There will be a net gain.

**Planning Authority's Comments**

- There are a significant number of trees identified to be removed, for newer trees being planted native species should be utilised.
- Pollinator code. Avoid introduction of non-native species.

- There is a biological impact to felling of trees.
- Bat assessment is necessary.
- There is a visual impact to felling of trees.
- Cutting of the ivy base of the trees only to be done if it is a risk to public safety.

## **5. Ecological Issues**

### **ABP Comments:**

- Requirement for a Habitats Directive Screening Report which identified possible risks to any Natura sites, in particular to Cork Harbour SPA and Great Channel Island SAC.
- A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
- Analysis and assessment of the proposed development in terms of a construction method statement.
- Further clarification and justification that the documentation submitted draws a clear distinction between local ecology and Natura 2000 sites, in relation to any future Natura Impact Statement.
- Further consideration and justification that issues around AA and any possible NIS issues are considered.
- Site is zoned for residential development. However this would not justify development that would have a negative impact on Natura 2000 sites, or where there was uncertainty about such an impact .
- Ensure all required reports and assessments are submitted as part of the application.

### **Prospective Applicant's Comments:**

- Natura Impact Statement will be submitted at application stage.
- A wintering bird survey has been undertaken.
- No evidence birds feed within the site.
- The site is grassed and of itself is of low ecological conservation value.
- Hedgerows have a higher ecological value.
- Small broadleaf mature beech and horse chestnut trees, which have reasonable bat potential, but these trees are not being removed.
- A CEMP will be prepared to prevent contamination of ground water,

### **Planning Authority's Comments**

- The design of the development should be informed in relation to the ecological potential.
- A nature based solution to management of water within the site should be considered.
- Cognisant that the applicant has taken on board issues raised by the PA at stage 2, with respect to operational impact.
- Further information required in relation to surface water maintenance onsite particularly during construction phase.
- There are 3 trees with roosting habitats to be assessed.
- Impact of lighting to be considered.
- Shoreline impacts

## **6. Surface water, storm water, water supply and sewage disposal.**

### **ABP Comments:**

- Technical issues can be further discussed further between the PA and the applicant.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed.

### **Prospective Applicant's Comments:**

- Site is within the Harbour Catchment Scheme.
- Surface water will discharge to the harbour.
- Preference not to include on site attenuation.
- Soak ways in back gardens are proposed and management of surface water onsite.

### **Planning Authority's Comments**

- Ensure all items in the report submitted are addressed within the application submitted to the Board.
- Agree that Suds measures proposed are acceptable.
- Dedicated storm water network to the Harbour.

## **7. Any Other Business**

### **ABP Comments:**

- Any items not previously addressed as part of the agenda can now be brought up for discussion.
- Any arguments made by the applicant in relation to layout and design, visual impact, loss of trees and open space quantum, ecology and heritage will need to be justified at application stage.
- Clarity that all documentation is reviewed in terms of inaccuracies and that all submitted reports and supporting documentation has cognisance to each other, and any inconsistencies are resolved.

### **Prospective Applicant's Comments:**

- Would appreciate if the opinion was issued promptly as working towards getting the application submitted within current Development Plan and LAP, now in place.

### **Planning Authority's Comments**

- Largely supportive of the scheme, supporting infrastructure and density should be further clarified and outlined.

## 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](mailto: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](mailto:spatialplanning@water.ie).

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Stephen O'Sullivan  
Assistant Director of Planning  
January, 2022