



An
Bord
Pleanála

Record of Meeting ABP- 311855-21

Case Reference / Description	706 residential units, creche and site works at Castlelake, Terry's-land and Carrigtohill (townlands), Carrigtwohill, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	3 rd February 2022	Start Time	14.30
Location	Via Microsoft Teams	End Time	15.50
Chairperson	Stephen O'Sullivan	Executive Officer	Ashling Doherty

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Fiona Fair, Senior Planning Inspector
Ashling Doherty, Executive Officer

Representing Prospective Applicant:

Olive Ryan, BAM
Harry Walsh, HW Planning
Ciara Cosgrave, HW Planning
Aine Ryan, Malachy Walsh Engineers
Seamus Quigley, Malachy Walsh Engineers
Peter Barry, Malachy Walsh Engineers
Lucy Carey, Cunnane Stratton Reynolds
Gary McCormack, RPS
Marcus Reid, Wilson Architecture
Paul O'Mahony, Wilson Architecture

Representing Planning Authority

Noel Sheridan, Senior Planner
John Lalor, Assistant Senior Executive Planner

Louise Ahern, Area Planner
Ciaran O'Callaghan, Traffic & Transport
Greg Collins, Senior Executive Architect
Ian McDermot, Assistant Ecologist
Alan Costello, Senior Executive Scientist
Robert O'Sullivan, Area Engineer
Donald Cronin, Senior Executive Engineer - LIHAF

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 1st December 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 4th 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 CDP Policy, Local Area Plan and Carrigtwohill URDF.**
 - Density, core strategy, mix of tenure.
 - Integration with the wider area; to the north, to existing residential to the west, to the train station, to the school site and to the 'TC' zoned site.
- 2. Urban Design Approach**
 - Layout, visual impact
 - Overhead power line
 - Residential amenity
 - External building design
 - Childcare facility
- 3. Public open space quantum and quality, landscaping and ecology.**
- 4. Traffic, Transport and Connectivity.**
 - Compatibility with other adjoining key proposed and existing infrastructure, road network initiatives and projects.
 - Delivery of public realm infrastructure
 - Phasing plan
- 5. Noise Impact Assessment and railway line.**
- 6. Issues raised in the CE Report incl. Environment Department, Ecology Department, Traffic and Transportation Section, Housing Infrastructure & Implementation Team (HIIT), Estates Section, Architect's Report, Area Engineer.**
- 7. AOB**

- 1. Compliance with CDP Policy, Local Area and Carrigtwohill URDF.**
 - Density, core strategy, mix of tenure.
 - Integration with the wider area; to the north, to existing residential to the west, to the train station, to the school site and to the 'TC' zoned site.

ABP Comments:

- Further justification of the density and mix of tenure proposed, in light of, core strategy and policy set out in the Cork County Development Plan (2014-2020), the Local Area Plan (LAP).
- Further justification that the reason for refusal on the previous ABP-301610-18 (Dec 2018) has been overcome
- Further consideration and justification with respect to integration with the wider area, to the north, to existing residential to the west, to the train station, to the school site and to the 'TC' zoned lands.
- Further consideration and justification that the proposal is compatible with other adjoining key infrastructure and the existing road network in Carrigtwohill.
- Further justification of deliverability of connections, in particular, to Carrigtwohill train station.
- Further 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.
- A material contravention statement should refer to the development plan/ LAP at the time the application is made.

Prospective applicant's Comments:

- The scheme design has cognisance to northern station road and southern station road, school site and the town centre site.
- School within the school campus in the area are reaching completion; with timeframe of 2022 / 2023. Ongoing discussion with the department of Education.
- In the previous history application on a portion of this site the density was lower.
- The proposed development will contain 46 units per hectare – upper end of the 20 – 50 u/ha set out in the CDP.
- The strategy of the development is to go from west to east, in attempt to integrate with the existing Castle Lake Development.
- The proposed developments aim to have more conventional housing to the western end of the site.
- The higher density of the apartments is more appropriate when fronting onto the roads.
- Density increases in the proposed development further east towards the train station.
- Provision made for connectivity to the train station.
- Since the consultation has been lodged PA have published details of the Carrigwohill/Milltown interurban cycle way, which when delivered will provide the shortest accessible route to the proposed development.
- Cork Co. Co. wayleave over the last piece of the link. It is hoped that a Part b this last piece of the pedestrian and cycle link would be delivered to the train station.
- In any event there is a pedestrian and cycle route along the northern station road to the train station.
- The proposed development is within easy walking distance of the train station.

Planning Authority's Comments:

- Planning authority considers density appropriate and in compliance with the County Development Plan.
- Further discussions to be held in relation to the quality of the layout of the proposed development, but no concerns have been raised in relation the density, considered appropriate.

2. Urban Design Approach

- **Layout, Visual Impact**
- **Overhead power line**
- **Residential amenity**
- **External building design**
- **Childcare facility**

ABP Comments:

- Justification that the proposal provides a high-quality approach to the design and layout of new housing. Strong justification at application stage for the architectural design approach chosen. Justification of the housing and open space layout and connectivity in the context of the existing pattern of development in the area.

- Further consideration of the long cul-de-sacs layout proposed and consideration of improved connectivity to open space / play areas for all future residents.
- Further consideration of inclusion of home zone play areas.
- Further consideration of variation in external building designs.
- Further consideration and justification for non under grounding of the overhead power line.
- Justification for the disposition and quality of public and communal open space.
- Further consideration of the proposal in terms of residential amenity afforded to future residents. Clarification that the proposed apartments are in compliance with the sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
- Clarification required with regard to % of dual and single aspect units proposed within the development and clear identification of any north facing single aspect units.
- Further consideration of the childcare facility in light of the planning authority comments with respect to same.
- Further consideration of visual impact in terms of views within and across the site.
- Further consideration of additional cross sections showing the proposed development, including impact upon the existing dwellings to the west and surrounding existing development.

Prospective Applicant's Comments:

- The urban design principles applied to the proposed development have cognisance of distributor roads and connectivity to the underpass. The layout is based on higher density on wider roads and closer to the train station, buildings turn corners and open spaces are well overlooked and supervised. Strategy to place duplexes at corners.
- There is quiet a significant amount of residential development at this location already.
- The long cul de sac's tend to respond to what is there already.
- Propose to preserve hedgerows which run through the development site.
- It is being proposed that all green communal areas will be overlooked and supervised.
- Possible opportunities to create pocket parks in the development, due to PA's concerns that the proposed development contains long cul-de-sacs.
- The proposed development will contain a large park in the centre.
- Accept the PA's concerns on layout and design and will look to address issues further.
- The power line is a constraint. There has been no thought given to removing it. Planting and landscaping plan proposed seeks to detract the eye from the pylons.
- Native planting of up to 4 m high will be used to create an avenue effect.
- The area is an exclusion zone and existing residential units back on to it, the strategy is to plant vigorously along the boundaries of the existing houses to ensure it does not become an area for anti-social behaviour issue, that it is attractive, well landscaped and used.
- Similar planting has been used in other similar parkland situations of developments e.g., Knocklyn Park/Stocking Lane.
- The proposed development will be further reviewed in light of PA comments.
- The creche location is considered to be appropriately located, it is located within the town centre zoned lands, closer to the train station and will serve a wider population than the subject development given it's size. It will easily serve people travelling to and from

the train station. Station road will have appropriate footpaths and cycle paths to serve the wider community.

Planning Authority's Comments:

- Understand the constraints in relation to the practicalities of undergrounding the overhead power line.
- Greater integration needed in terms of the building blocks and open spaces.
- Defensibility and height strategy, breaking it down to pocket parks, making the layout more attractive, home zones to play areas.
- Concerns raised in relation to the cul-de-sac and communal areas, and the prospective applicants will need to look at smaller pocket parks.
- The proposed development should be aiming to provide smaller communities within bigger communities.
- Learn lessons from the past mistakes.
- Need for the architecture to work harder
- Further consideration in relation to residential amenity, permeability, there is a need to integrate the creche into the development. Its location is isolated.
- Need for robust high end people centred development.
- Connectivity and pedestrian mobility within the proposed development is paramount.

3. Public open space quantum and quality, landscaping and ecology.

ABP Comments:

- Further consideration and demonstration of adequacy of POS in terms of quality and quantity, compliance with Cork County Council Interim recreation and amenity policy and adequate passive supervision.
- Further consideration of the distribution and integration of smaller green spaces to add defensibility and an improved sense of residential amenity.
- Further justification and assessment indicating how the recreational needs of different age groups / users have been taken into account in the design/ layout and provision of open space and recreational facilities.
- Green Infrastructure Plan / Landscaping Plan / Arboriculture drawings, landscape plan and engineering plans to take account of one another.
- Justification that relevant survey work has been carried out and up to date in relation to biodiversity and ecological issues.
- The Board will consider the proposal in terms of residential zoned lands.

Prospective Applicant's Comments:

- The proposed development is above the EIAR threshold.
- An NIS is being prepared to be submitted with the application.
- The PA's comments have been noted and will be taken into consideration.
- AN EIAR will be submitted
- The diversity chapter will incorporate all aspects of any ECIA including assessment of terrestrial, aquatic and fishery ecology.
- Consultations being held with Inland Fisheries Ireland (IFI), which have provided advice on the proposed development site.

- Liaising with landscaping architects who have identified native species as specified by the PA.
- The NIS and EIAR will assess the cumulative impacts.
- Consider that Stage II AA is required, will be carrying out an NIS, cognisant that the bar may be raised. However, given cumulative impact and hydrological impacts from the amount of development in the area, it is considered appropriate.
- Most of the water courses are categorised as drains or ditches – Woodstock Stream is of higher ecological value, it joins the stream south of the pond.

Planning Authority's Comments:

- PA satisfied public open space and landscaping concerns being raised under Item 2 above.
- The proposed development should demonstrate compliance with the Recreation Amenity Policy.
- No loss of biodiversity, mitigation by way of avoidance.
- A recommendation for an ECIA be prepared based on the scale of the development.
- It is recommended that landscaping and open space it is managed in a biodiversity led friendly way.
- SeminatURAL and high value habitats be maintained as much as possible.
- Arboriculture Impact Assessment Report, 7 high quality oak trees recorded. It is recommended that these trees be protected and incorporated in the proposed development.
- Great scope within the proposed development for the incorporation of swift boxes and green roofs, input of an ecologist recommended.
- If there are water courses they should be the scheme should be designed around them, using native species.
- It is considered that Stage 2 Appropriate Assessment is required, with consideration focused on cumulative impacts on the area.

4. Traffic, Transport and connectivity.

- **Compatibility with other adjoining key proposed and existing infrastructure, road network initiatives and projects.**
- **Delivery of public realm infrastructure.**
- **Phasing plan.**

ABP Comments:

- Compatibility with other adjoining key proposed and existing infrastructure, road network initiatives and projects.
- Delivery of public realm infrastructure
- Phasing plan
- The site is zoned for development and transportation issues such as URDF proposals which is not at Part 8 stage yet is a wider planning authority issue.

Prospective Applicant's Comments:

- Part 8 Project will be had regard to. The pre-application was lodged in advance of the Part 8 publication.

- Concerns and issues raised by the PA have been noted and will be addressed.
- Further decision will be held with the PA in relation to the issues that have been raised.
- No objection was submitted from the prospective applicant in relation to the Part 8 project.
- Full TTA assessment in accordance with the guidelines will be submitted with the application.
- Housing agency lands link across to the train station and link to the school lands.
- Section of the layout abutting station road would be needed to accommodate connectivity to the rail station from the NE.
- A phasing plan will be submitted.

Planning Authority's Comments:

- URDF and TIA related matters. Clarity that the proposal is compatible with the URDF project. The distributor road is an important connection to the UEA.
- The introduction of the Part 8 Project was raised, the timeframe of Part 8 – finished consultation process in January 2022 and it is intended to go before the council in March 2022.
- The Part 8 proposal is important, key north south route high quality route to connect the schools complex to housing.
- Safety is of concern, geometry of levels, how it will work and connect with the proposed development, needs further consideration.
- Concerns raised in their report is in relation to the interaction of the proposed development with the interurban cycle route, the section within part 8 connects to the IDA from the west of the proposed development site along to the north side of railway line, which ultimately connects to Middleton.
- High quality 4 metre wide bicycle route connecting to the city boundary at Dunkettle, which includes a link to the school's campus.
- There are concerns as to how the apartment block A7 would interact with the 4m wide cycle route proposed in the Part 8 scheme. Concern that the proposal currently presented changes the alignment of the route, impinges upon it or compromises it.
- High quality pedestrian walkway is proposed within the Part 8, which the apartment block in the proposed development may compromise.
- Sustainable transport by the active travel measures mentioned the development will be well served overall.
- Direct link from the apartment block to the railway station.
- Consideration must be given to the Cove Cross Junction, due to the size of proposed development.
- Have regard to the traffic impact the proposed development would have on the area, this would need to be addressed in the application.
- Overall, the proposed development will be well served by public transport.
- Pumping station under the railway line is compromised and a solution needs to be found to resolve this matter.
- Happy to have further discussions with the applicant regarding vehicular connection, location / access of Apartment block 7, road link level and cycle link. Details need to be further thrashed out.

5. Noise Impact Assessment and railway line.

ABP Comments:

- Further consideration and clarity with respect to possible future upgrade to the railway line, possible dualling of the line and how any reservation in place would impact the proposed layout.
- Further consideration that the application will be referred to Iarnród Éireann for comments.
- A noise impact assessment report is required to be submitted with any future application.
- Further consideration and justification in relation to separation distances of housing units to the railway line and boundary treatments.
- Cognisance that there is limited scope for further information to be submitted in SHD cases and therefore consideration that there is no errors or inaccuracies in any of the application documentation submitted. Clear, accurate and easily understood information required.

Prospective Applicants Comments:

- A precedent has been set for houses backing onto the railway line. The approach taken has cognisance to this.
- The house type has been created to have windows in the east and south only, which would prevent windows facing the railway line.
- The proposed development will have a larger area of private open space to deal with the constraints of the railway line
- Semi-private space has been created which is located between the gable of the house and the railway line, which the occupiers will maintain.
- Proximity between the house back of the house and the railway line will be no less than 7 metres
- All house occupiers will benefit from the semi-private space which they will maintained.

Planning Authority's Comments

- Issues raised in the report in relation to double tracking objectives by Iarnród Éireann of the railway line need to be addressed.
- Noise impact assessment needs to be robust and information clear and easily understandable – non technical summary.

6. Issues raised in the CE Report incl. Environment Departments, Ecology Department, Traffic & Transportation Section, Housing Infrastructure & Implementation Team (HIIT), Estates Section, Architects Report, Area Engineer.

ABP Comments:

- Noted that the items raised in PA reports have been previously discussed throughout the meeting.
- Requirement for a Habitats Directive Screening Report which identified possible risks to any Natura sites.
- 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.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed.

Prospective Applicants Comments

- Concerns in relation to surface water have been noted.

Planning Authorities Comments:

- Surface water, the flood mapping has been amended in the Draft Development Plan and the Flood Risk Assessment needs to have cognisance to same.
- Highlight maintenance requirements of the attenuation lagoon, along with the stream and all water bodies.
- Query the use of attenuation tanks and how the developer proposes to maintain same.

7. AOB

ABP Comments:

- No further comments

Prospective Applicants Comments:

- The PA concerns have been noted and further discussions will take place before an application is submitted.

Planning Authorities 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
February, 2022