



Case Reference / Description	685 no. residential units (365 no. houses, 320 no. apartments), creche and associated site works. Greenfield, Ballincollig, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	30 th March 2022	Start Time	02:30 pm
Location	Remotely via Microsoft Teams	End Time	04:00 pm
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

John O'Brien, HW Planning
Harry Walsh, HW Planning
Liam O'Toole, DOSA Engineers
Ger Naughton, Deady Gahan Architects
Eamonn Gahan, Deady Gahan Architects
Ken Manley, MHL & Associates

Representing Planning Authority

Yvonne Hogan, A/Senior Executive Planner
Adrienne Rodgers, Director of Services
Tony Duggan, City Architect
Cathy Beecher, Senior Executive Engineer

Ronan MacKernan, Senior Executive Planner
Niamh O'Brien, Senior Executive Engineer
Simon Lyons, Executive Engineer
Liam Casey, Parks Superintendent

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 21st January 2022 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 16th December 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

Clarification on scope of development

Key enabling infrastructure; Roads and Public Transport

Drainage Design and Flood Risk Assessment

Design and layout including open space and car parking.

Any Other Business

1. Clarification on scope of development

ABP Comments:

- The prospective applicants were requested to clarify the status of the central area of open space within the red line boundary, and whether this area was to comprise part of the planning application proposals.
- Clarification was sought in relation to the extent of adjoining lands in the prospective applicant's ownership.

Prospective Applicant's Comments:

- The central open space area was identified as an area of flood risk and was therefore removed from the development proposals.
- It is excluded from the calculation of net developable area.
- The application site, within the red line boundary, comprises the extent of land in the ownership of the prospective applicant.
- There is potential to integrate with surrounding lands however there has been no further discussions or agreement with landowners on this yet.
- The application is to be lodged on the basis that the new city development plan will be in place and will include landscaping proposals for the central open space.

Planning Authority's Comments:

- PA report to be taken as read.

2. Key enabling infrastructure; Roads and Public Transport

ABP Comments:

- The prospective applicants were requested to outline the proposals in respect of the western distributor road.
- Further information in relation to the SFRA inputs to the route selection process was sought.
- Clarification was sought in relation to the delivery of the road corridor, including ownership, and operational and funding details.
- Clarity with regard to the status of LAP objectives for the Kilmoney Road was sought.
- A Traffic and transport assessment has not yet been submitted this will be required at application stage.

Prospective Applicant's Comments:

- It was clarified that the intent is to provide an access road to the proposed development which can be later upgraded to function as the Western Distributor Road, accommodating bus lanes and / or LRT.
- Of the opinion that adequate provision for the future road has been provided for in the documentation.
- The development at Heathfield, at the eastern end of the Distributor Road, provides a similar form and layout to that proposed.
- This is the only developable / non-landlocked site in the Urban Expansion Area.
- A similar approach to the provision of infrastructure has been adopted in Ballyvolane.

- The submitted route options report details all possible options in relation to the site. This study focused on junction termination at Greenfields Road rather than a full route assessment for the distributor road.
- The development has been modelled in line with the current strategic flood risk assessment. The lands are outside areas identified as the floodplain.
- The PA reference number in relation to the Heathfield Distributor Road application is 1704270.
- There is no certainty regarding the design or delivery of the Distributor Road.
- Bus Connects route will follow the Kilumney Road to the north and any required set-back thereon can be addressed by condition.
- This development is not dependent on delivery of the distributor road.
- The route options assessment has considered the turning radii of LRT.
- The SFRA considered the alignment of the distributor road through this area.

Planning Authority's Comments:

- This site is different to others in the area, including Heathfield, due to drainage and flood issues. It is likely that culverts will be needed and an assessment of potential impacts on groundwater and karst ground conditions.
- This road cannot be looked at in isolation and the best corridor route is yet to be identified. It is critical that this transport corridor is in the right location.
- It is expected that consultants will be appointed in Q3 2022 to conduct a full route appraisal. An incremental approach is not appropriate.
- Bus Connects will commence public consultation for route corridors in Q2.
- TII are dealing with LRT route selection. This could follow the Kilumney Road or the Distributor Road.
- The Ballincollig South Environs SFRA is an input to the route selection process and downstream drainage impacts need to be assessed.
- This is not comparable to the situation at Maglin Road or Ballyvolane.
- The requirements of infrastructure associated with LRT including depot and stabling are unknown at this time.
- Once routes have been identified, the City Development Plan will be amended/varied to reflect this. This is provided for in Chapter 4 of the draft plan.
- The draft plan provides for small scale development not dependent on the road.
- This area is not ready for the proposed scale of development. Cannot understate the challenges of the flooding, drainage and karst issues in this area.
- LAP objective BG-U-04 is obsolete really at this time.
- While the proposed extent of access road does not encroach upon the flood plain it cannot be viewed in isolation and will still have drainage impacts.
- Pedestrian connectivity to services and amenities should be considered.

3. Drainage Design and Flood Risk Assessment

ABP Comments:

- Clarification was sought on the status of the Ballincollig South Environs SFRA.
- Clarification sought regarding the siting of attenuation and drainage features adjacent to existing hedgerows and within the flood zones as mentioned within the PA report.

- IW have identified that further studies are required. Further dialogue between the applicant and IW is recommended to provide clarity in this regard.

Prospective Applicant's Comments:

- There was no change to the route of the proposed road arising from the revised flood zones.
- They will address the planning authority comments on SUDS design and will liaise further in relation to drainage and adjustments to Q-bar.
- Aware that design approval is to be secured from IW, discussion is ongoing.
- A pump station will be provided as part of the proposals.

Planning Authority's Comments:

- The SFRA study is complete and available on request. It will be published as a supplementary document to accompany the development plan and inform the zoning of lands.
- A body of work is required to ensure that the SUDS design is up to an acceptable level. This can be discussed further with the applicant.
- Groundwater may be an issue. There is a large attenuation burden for the applicant to consider in the current design. Nature based solutions should be considered.
- The phasing of development and infrastructure should be clearly set out.

4. Design and layout including open space and car parking

ABP Comments:

- The prospective applicant was requested to outline the overall design strategy and particularly address the creation of an urban edge to the development and the relationship with the N22.
- The designation of open space and its usability is to be further considered.
- The level of surface car parking / dominance of parking should be explored by the applicant.

Prospective Applicant's Comments:

- There is a clear strategy to creating hard edges around the site. Higher scaled elements are provided along the northern edge and to the new road.
- Large scale apartment blocks provide scale around the central open space area, with a visual link to Ballincollig Castle.
- On the N22 / south link road, two storey units face the southern boundary, with private spaces to the rear.
- Townhouses are most appropriate proximate to the N22 edge due to the noise levels.
- Taller apartment or duplex units in this area would require balcony provision which would raise issues in respect of noise.
- A similar issue and design solution was considered and accepted at Jacobs Island on the N40.
- Noise consultants have reviewed at the scheme and are satisfied the development will work in this area. They have advised the private amenity spaces should be protected as much as possible.

- The site has good linkages to services and amenities. PA comments in relation to creche and shop can be addressed at application stage.
- A school needs assessment will be prepared and submitted.
- Work will be done with the PA to review the car parking proposals.

Planning Authority's Comments:

- The layout of development will be influenced by final infrastructure and flooding inputs.
- In principle the design of the development is acceptable. Areas of particular concern have been highlighted in the PA report submitted to ABP.
- If the central area is to be added to open space provision, this should be included as part of the phasing strategy.

5. Any Other Business

ABP Comments:

- Consideration should be given to the scale of development proposed and the availability of only one access /egress point at Greenfield Road. The phasing of development and availability of other access points should be considered.

Prospective Applicant's Comments:

- The long-term road objective has never been progressed. Relocating the proposed Greenfields Road junction further west would landlock further lands.
- Clarification in relation to the timeframe for the identification of a likely / confirmed route was sought.

Planning Authority's Comments:

- The applicants should consider the potential implication of the identified route materially impacting on this site or development thereon.
- A confirmed route for the road will likely be identified by the end of the year.

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
April, 2022