



<b>Case Reference / Description</b>	10-year permission for 515 no. dwellings, creche, local centre with retail unit and clinic, community centre, site reservation for school and all associated works. Ballinglanna, Glanmire, Co. Cork.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	6 <sup>th</sup> September, 2017	<b>Start Time</b>	11:30
<b>Location</b>	Cork County Council	<b>End Time</b>	14:10
<b>Chairperson</b>	Rachel Kenny	<b>Executive Officer</b>	Lianna Slowey

**Representing An Bord Pleanála:**

Rachel Kenny, Director of Planning
Una Crosse, Senior Planning Inspector
Lianna Slowey, Executive Officer

**Representing Prospective Applicant:**

Michael Kelleher, Prospective Applicant – O’Flynn Construction
Tom O’Driscoll, Prospective Applicant – O’Flynn Construction
Tom Halley, Planning Consultant – McCutcheon Halley
Màiri Henderson, Planning Consultant – McCutcheon Halley
Orla O’Sullivan, Planning Consultant – McCutcheon Halley
Kieran McDonogh, Architect – Doyle McDonogh Nash
Paul Murphy, Project Engineer - JODA
Niall Harte, Traffic Engineer - ARUP
John Cronin, Conservation Consultant – John Cronin and Associates
Tom Gittings, Ecology Consultant – Tom Gittings Ecology

## Representing Planning Authority

Noel Sheridan, A/Senior Planner
Peter O'Donoghue, Senior Engineer
Mary Sleeman, Archaeologist
Sharon Casey, Heritage Officer
Richard Keating, Senior Executive Officer
Andrew Hind, Senior Planner
Yvonne O'Brien, Executive Enginner
Paul Killeen, Assistant Planner
Seán O'Brien, Administrative Officer

## Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and planning authority (PA) representatives, introductions were made. The procedural matters relating to this meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA providing the records of consultations held pursuant to section 247 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 they may 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 meeting nor 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.

It was also noted that the Inspector dealing with the Pre-Application Consultation Request would be different to the reporting Inspector at application stage.

## Agenda

1. Connectivity and Permeability
2. DMURS, Transportation, Access and Traffic
3. Development Strategy for the Site including Design, Density, Mix, Layout and Open Space
4. Zoning and Adjoining Zonings and Phasing
5. Part V and Affordability
6. Section 47 agreement
7. Residential Amenity and Boundary Treatment
8. Drainage (Foul and Surface)
9. Ecology and Woodland Management
10. Archaeology and Architectural Heritage
11. School Site
12. EIA
13. Any other matters

### 1. Connectivity and Permeability

#### ABP sought further elaboration/discussion on:

- Connectivity to Glanmire village, topographical issues re. East Cliff Road.
- Compliance with DMURS re. pedestrian connectivity.

#### Prospective Applicant's response:

- Connectivity is proposed through residential zoned land to north of site which is in third party lands and which may be developed in the future.
- New access junction proposed to south of site with provision for pedestrians, cyclists and vehicles.
- Hierarchy of roads within the proposed development outlined.
- Delivery of infrastructure will be phased.
- Proposal to connect cycleway to Dunkettle House lands and join existing linear park along river valley.

#### Planning Authority's comments:

- PA outlined the process undertaken in respect of determining the road improvements required to facilitate the development of the lands including the agreement in principle with TII regarding the delivery of 400 units prior to the upgrading of Dunkettle interchange.
- LIHAF funding of €5.9 million for the site (28<sup>th</sup> March 2017).
- Tender process for delivery of road improvement works ongoing with preliminary design report expected in October 2017, Part 8 process to commence thereafter.
- Connection proposed to the cycle route network for the metropolitan area of Cork along the river valley.
- Bus network evolving – route 221 stops within walking distance of the site, may come closer in the future.

## **2. DMURS, Transportation, Access and Traffic**

### **ABP sought further elaboration/discussion on:**

- Statement of consistency refers to striking a balance with DMURS.
- Rationale behind 3 access roads for proposed development – multiple access points to small number of units.
- Potential ransom strip at Fernwood boundary.
- Proposed pedestrian routes / reasonable walking distances.

### **Prospective Applicant's response:**

- Balance between delivery of underground services (Irish Water) with delivery of streets / shared surfaces.
- 3 access roads – a link road is proposed as part of PA's road improvement works. Site topography an issue re. access roads, site slopes on an east to west gradient.
- Natural stream occurs on site, opportunity to create amenity space and natural biodiversity corridor connecting to Ballinglanna House.
- Proposed access points aim to create individual neighbourhoods.
- Fernwood – 3<sup>rd</sup> party agreement in place with connection to Fernwood an objective in the LAP.
- Proposed pedestrian routes – Glanmire village within 10 – 15 minutes walk from site.

### **Planning Authority's comments:**

- Proposed road improvement works will be compliant and consistent with DMURS and National Cycle Manual – slow speeds / identifying desire lines for pedestrians.
- 3 access roads – DMURS encourages more access points, more permeability for cars reduces congestion, not about funnelling traffic into one area.

## **3. Development Strategy for the Site including Design, Density, Mix, Layout and Open Space**

### **ABP sought further elaboration/discussion on:**

- Rationale for proposed density.
- Housing mix proposed.
- Overlooking of open space.

### **Prospective Applicant's response:**

- Density – as per LAP.
- National guidelines promote higher density than LAP.
- Net density addressed – densities differ within areas of the site.
- Proposed development primarily aimed at the first time buyer / family market.
- Number of constraints on site – Ballinglanna House, Irish Water trunk mains and wayleaves, set back distances from existing Fernwood estate.
- Proposed development aims to deliver affordable units.
- Good mix of house types proposed – 2, 3 and 4 bed houses.
- Design includes dual aspect corner houses to overlook open space.
- Proposed open space is open ended.

- Recognise the importance of environmental belt / bat corridor within the site.
- Varying style of architecture proposed to create distinct neighbourhood areas.

**Planning Authority's comments:**

- Quick delivery of units is an issue – LIHAF funding to deliver 300 units by the year 2021.
- Affordable housing included.
- Concerns re. layout, overlooking of public space and cul de sacs arose at initial section 247 meetings.

**4. Zoning and Adjoining Zonings and Phasing**

(Zoning discussed under agenda item 3).

**ABP sought further elaboration/discussion on:**

- Phasing of the scheme.

**Prospective Applicant's response:**

- Phasing to have regard to delivery of infrastructure.

**5. Part V and Affordability**

**ABP sought further elaboration/discussion on:**

- Provision of Part V housing in scattered clusters within the scheme.
- Provision of affordable housing.

**Prospective Applicant's response:**

- Part V proposals as per PA's preferred approach.
- Variety of house types – 35 x 3 bedroom units / 16 x 2 bedroom units.
- Agreement in principle with PA of what housing mix should be, flexibility within this agreement.

**Planning Authority's comments:**

- Preferred approach for Part V housing in scattered clusters, mix of house types – 2 and 3 bedrooms.
- PA outlined process for affordable housing in LIHAF funding.
- Review of section 48 development contributions scheme is anticipated – delivery of proposed infrastructure works was not envisioned at the time scheme was adopted in 2004.

**6. Section 47 agreement**

**ABP sought further elaboration/discussion on:**

- Section 47 agreement between the PA and prospective applicant.

**Prospective Applicant's response:**

- Outlined process to date in preparation of the Section 47 agreement.

**Planning Authority's comments:**

- Section 47 agreement to cover infrastructural works and would be in lieu of a Special Contribution under Section 48(2)(c).

**7. Residential Amenity and Boundary Treatment****ABP sought further elaboration/discussion on:**

- Boundary treatment with M8 and Fernwood estate.

**Prospective Applicant's response:**

- Fernwood – proposed community centre to act as a buffer, no windows overlooking existing apartment units.
- Setback distance 11m from existing residences.
- No issue of light pollution.
- Noise mitigation proposed along M8 boundary.
- Multi use games area (MUGA) courts will not disturb adjoining residences, already a noisy area.

**Planning Authority's comments:**

- M8 – noise barrier and triple glazed windows proposed.

**8. Drainage (Foul and Surface)****ABP sought further elaboration/discussion on:**

- Irish Water – upgrading works to pumping station, indication of timeline / outline for phasing.
- Surface water / discharge.

**Prospective Applicant's response:**

- Irish Water have confirmed feasibility.
- If proposed development granted, Irish Water will move towards implementation of upgrading works – upsize pumps, expected that these works will commence immediately.
- Confident of delivery prior to development.
- Irish Water require developer to replace existing pipe with concrete pipe.
- No effect on fluvial flooding downstream from discharge site – will be addressed in EIAR.

**Planning Authority's comments:**

- No attenuation required, SUDS incorporated.
- Connections proposed along public road network.
- Discharge via Glahaboy River.
- Right of Way for trunk main on site.

## 9. Ecology and Woodland Management

### ABP sought further elaboration/discussion on:

- The Stage 1 Appropriate Assessment submitted
- Proposed arrangements for woodland management

### Prospective Applicant's response:

- Stage 1 Appropriate Assessment carried out – minimal impacts on cSAC.
- Woodland management – 4 to 5 year plan proposed.

### Planning Authority's comments:

- AA screening should address the effects of surface and wastewater discharge downstream of SPA and SAC and cumulative effects.
- Woodland management should be subject of a separate condition.

## 10. Archaeology and Architectural Heritage

### ABP sought further elaboration/discussion on:

- Archaeology / geophysical surveys.
- Architectural heritage – treatment of protected structures and Ballinglanna House.

### Prospective Applicant's response:

- Geophysics survey useful to identify key study areas within the site
- Post grant of permission / prior to commencement – sufficient time to allow for resolution of archaeological issues and consultation with the Department.
- Precedence in area not to carry out geophysical surveys prior to decision.
- Greenfield site, grass cover, if permission is not granted then site will remain as is.
- A number of protected structures adjacent to site.
- Integrate protected features on site into scheme – well feature, coach house.
- Maintain screening to and green space around Ballinglanna House as a soft core to the proposed development.

### Planning Authority's comments:

- Scale of site, concern re. potential destruction of sub-surface archaeology.
- Geophysical surveys should be carried out in advance in order to screen out archaeology before a decision is made.

## 11. School Site

### ABP sought further elaboration/discussion on:

- Consultations with Department of Education re. size, levels, appropriateness of the site and potential for future expansion.
- Proposed MUGA – for school use only or public use?

### Prospective Applicant's response:

- Department of Education have been notified of the proposed school site – supports the need for the school but have not responded re. site specifics.

- Designed in line with Department of Education’s guidelines – looked at other school sites, most accessible position within the site for the proposed scheme and adjoining residential developments.
- School site included as specific objective for the site.
- MUGA is proposed for school use.

**Planning Authority’s comments:**

- No comments

**12. EIA**

**ABP sought further elaboration/discussion on:**

- EIAR for proposed development.

**Prospective Applicant’s response:**

- Preparation of EIAR has commenced, preliminary assessment and baseline studies have been carried out.
- Part 8 road improvement works to be included in the cumulative impacts assessment, improvement works included in traffic modelling.
- Cultural heritage will be addressed in EIAR.

**Planning Authority’s comments:**

- Cultural heritage – not clearly defined in pre-application consultation request documents.

**13. Any other matters**

**ABP sought further elaboration/discussion on:**

- Mobility management in terms of working population – pedestrians and cyclists, changes to bus routes.

**Prospective Applicant’s response:**

- Consultation has taken place with Bus Éireann re. routes and improvements.

**Planning Authority’s comments:**

- NTA examining bus network and future route expansions within Cork.

**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.
- Prescribed Bodies to be notified in advance of lodging the application.
- Sample notices, application form and procedures will be made available on ABP’s website (sample copy of newspaper and site notice to be emailed following the meeting).



- 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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Ms. Rachel Kenny  
Director of Planning  
September, 2017