



An
Bord
Pleanála

**S. 6(7) of Planning and
Development (Housing)
and Residential
Tenancies Act 2016 (as
amended)
Inspector's Report on
Recommended Opinion
ABP-303024-18**

Strategic Housing Development

108 no. dwellings comprising of 84 no. houses and 24 no. apartments, crèche

Location

Monacnapa, Blarney, Co. Cork

Planning Authority

Cork County Council

Prospective Applicant

Eoin Sheehan

Date of Consultation Meeting

11th January 2019

Date of Site Inspection

4th January 2018

Inspector

Sarah Moran

1.0 Introduction

- 1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1. The site has a stated area of 7.65 ha and is located on the north-western periphery of Blarney about 9 kms northwest of Cork City Centre. Blarney is bisected by the R617 Blarney Inner Relief Road / Sunberry Road, with the commercial area of the town generally south of the R617. The site is to the north of the R617, accessed via a narrow, local road that serves several one off dwellings and the Sunberry Heights and Sunberry Drive estates. It is currently in agricultural use and accessed via a short laneway from the Sunberry Drive estate. The site has an elevated location overlooking Blarney to the south, including the Castle, with extensive views to the south and west. Levels rise steeply from south to north across the site, towards a local peak called Knockacorballa beyond the northern site boundary (OS maps indicate a height of 106m). The eastern boundaries address the rear gardens of houses in Sunberry Drive and Castleown. The northern, western and southern boundaries have significant numbers of trees. There are established residential areas further to the east of the site, beyond Sunberry Drive and on the other side of the ridge, overlooking the dismantled Western Railway corridor. There is farm land to the north and west of the site and a steep, wooded escarpment to the immediate south between the site and the R617 as it leads out of town to the west. There is also a large national school to the south, facing the R617 and backing onto this escarpment.
- 2.2. The R617 is a heavily trafficked road which allows traffic from west Cork to access the N20 Cork/Limerick Road about 1.5kms east of the development site. The R617

in the vicinity of the junction with Sunberry Heights has a marked rise in gradient west to east, a speed limit of 50 kph and a number of other entrances and a solid central white line. Sight distance is restricted in both directions by walls and vegetation and, particularly to the east (left when exiting Sunberry Heights) by the brow of a hill.

3.0 Proposed Strategic Housing Development

3.1. The proposed residential development comprises:

Unit Type	No. of Units	%
Houses		
2 bed	6	5%
3 bed	46	43%
4 bed	32	30%
Apartments (Duplex)		
2 bed	12	11%
3 bed	12	11%
Total	108	

3.2. The development has a stated net residential density of 27.13 units / ha based on a 'net developable area' of c. 3.98 ha excluding the northern part of the site. The development also includes:

- New vehicular access to Sunberry Drive including demolition of existing shed and boundary wall at the dwelling to the immediate north of the proposed site access. Traffic calming and footpath on the access to the R617 outside the site boundary, also works to the R617 junction.
- Crèche (133.6 sq.m.), located at the southern end of the site close to the vehicular access.
- Public open space including 2 no. neighbourhood play areas and 1 no. local play area (16% of net developable area).
- Part V proposal to transfer 10 no. units within the development.

- Connection to public watermain and sewer. Surface water drainage is primarily to a stream to the west of the site with a secondary discharge to the existing surface water sewer on Sunberry Drive,

4.0 Planning History

4.1. 10/8260

- 4.1.1. Demolition of existing shed and construction of 106 no. dwellings, bin stores, crèche, new vehicular access, all associated car parking and all ancillary landscaping and site development works including an attenuation tank, swales and an infiltration pond. Application withdrawn following a Request for Further Information by Cork County Council.

4.2. PL04.234024 08/9047

- 4.2.1. Demolition of shed and construction of 133 no. dwellings, bin stores, creche, new vehicular access, car parking, landscaping and site development works including 2 no. attenuation tanks. Granted by Council, refused by ABP following 3rd and 1st party appeals for the following refusal reasons:

1. The site is zoned for medium density residential development limited to the lower portion of the site with the upper part of the site to be retained as open space in the Blarney / Kilbarry Local Area Plan 2005 and is part of the designated scenic landscape in the Cork County Development Plan 2009. The proposed development includes a significant number of houses on the upper part of the site which has been reserved for open space in the adopted land use zoning objective. The proposed development would, therefore, materially contravene the zoning objective for the site, would be visually obtrusive, in particular from views from Blarney Castle, a significant tourist attraction, and would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that surface water arising within the proposed development would be adequately dealt with on site or safely discharged to the adjoining surface drainage system, and not add to or exacerbate flooding in the vicinity and downstream of the site.

Note: The Board considered that the integration of the wayleave to the south of the site into the private rear gardens of dwellings to be inappropriate and was of the view, should a fresh application be made on the site, that the wayleave area should be located in public open space.

4.3. PL04.248614 16/7122

- 4.3.1. Relating to a site north east of the development site, on the other side of the ridge. Permission granted by the Board for demolition of existing dwelling house and construction of 88 no. residential units, a crèche and all ancillary site development works. New vehicular entrance from the Monacnapa Estate and a new pedestrian / cyclist entrance along the sites southern boundary from Mangerton Terrace. This development is currently under construction.

5.0 National and Local Planning Policy

5.1. Project Ireland 2040 - National Planning Framework

- 5.1.1. The recently published National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages. Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.2. Section 28 Ministerial Guidelines

- 5.2.1. Having considered the nature of the proposal, the receiving environment and the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines and other national policy documents are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual')
- Design Standards for New Apartments – Guidelines for Planning Authorities (2018)
- Design Manual for Urban Roads and Streets
- Childcare Facilities Guidelines for Planning Authorities
- Urban Development and Building Heights Guidelines for Planning Authorities'
- The Architectural Heritage Protection Guidelines for Planning Authorities
- Framework and Principles for the Protection of the Archaeological Heritage

5.3. Cork County Development Plan 2014 – 2020

- 5.3.1. NOTE: The following includes the provisions of Variation No. 1, adopted 12th February 2018, which updates the development plan to reflect the revised housing supply figures, approach to Active Land Management and the Metropolitan Cork Strategic Land Reserve arising from the adoption of the Municipal District Local Area Plans in 2017.
- 5.3.2. Blarney is identified as a Metropolitan Town located within the Cork 'gateway' and at the second tier of the settlement strategy in the development plan Core Strategy. The strategic aim is to promote such towns as critical population growth, service and employment centres within the Cork 'gateway', providing high levels of community facilities and amenities with infrastructure capacity, high quality and integrated public transport connections. Table B1 of Variation No. 1 states that Blarney has a population target of 7,533 for 2022 from a base of 2,437 in the 2011 Census. A total of 2,566 new residential units are required for the period 2011-2022 with an estimated zoned land requirement of 103 ha.
- 5.3.3. Chapter 3: Housing includes the following policies and objectives, which are considered relevant: HOU 3-1: Sustainable Residential Communities; HOU 3-2 Urban Design; HOU 3-3 Housing Mix; HOU 4-1 Housing Density on Zoned Land, which states the following in relation to 'Medium B' residential density development (12-25 units / ha):

- Max net density extended to 35 dwellings / ha in smaller towns outside Metropolitan Cork.
- Normally applicable in smaller towns (less than 5,000 population)
- Can be applied in larger towns through LAP's where there is a requirement to broaden the range of house types.
- Densities less than 12 dwellings / ha will be considered where an exceptional market requirement has been identified.
- Densities between 25 and 35 dwellings / ha will be considered where an exceptional market requirement has been identified.
- Consider a lower standard of public open space provision where larger private gardens are provided.
- Must connect to public water and waste-water services.
- Broad housing mix normally required including detached, serviced sites unless otherwise specified in the relevant Local Area Plan.

5.3.4. Chapter 5: Social and Community. Section 5.3 relates to childcare facilities and includes objective SC 3-1: Childcare Facilities. Section 5.5 sets out public open space requirements for residential developments, also relevant objectives SC 5-2: Quality Provision of Public Open Space; SC 5-5: Recreation and Amenity Policy; SC 5-8 Private Open Space Provision. Section 5.7.7 requires a public open space provision of at least 12-18% of a site, excluding areas unsuitable for construction.

5.3.5. Chapter 10: Transport and Mobility. Section 10.2 sets out policies on walking, cycling and public transport including objectives TM 2-1: Walking, TM 2-2: Cycling and TM 2-4: Bus Transport (Metropolitan Area). Table 10.1 identifies Blarney as a location for key bus service improvements with an all day target frequency of 30 mins. Section 10.4 sets out parking policy including objective TM 4-1: Car and Cycle Parking.

5.3.6. Chapter 12: Heritage, including policies on archaeological heritage.

5.3.7. Chapter 13: Green Infrastructure and Environment. Section 13.5 on landscape including objectives GI 6-1: Landscape; GI 7-1 General Views and Prospects; GI 7-2

Scenic Routes; GI 7-3: Development on Scenic Routes. The site is adjacent to Scenic Routes S39 and S40.

5.3.8. I also note that according to documentation on file, this area is to be located within the City Council boundary from 2019.

5.4. **Blarney Macroom Municipal District Local Area Plan 2017**

5.4.1. The site is located within the development boundary of Blarney and is zoned as Medium B Residential Development (12-25 units / ha). It has the site specific zoning objective BL-R-03:

Medium B Density Residential Development including detached dwellings, limited to the lower portion of the site. The upper part of the site, closer to the ridge, is generally unsuitable for development and should be retained as open land uses with long term strategic planting as part of the overall scheme.

5.4.2. Section 3.2.17 of the Plan states the following in relation to the subject site:

In relation to the BL-R-02 and the BL-R-03 sites, there is no direct access to a public road. Future development proposals on these sites will need to ensure that safe access is provided. This issue will be of particular concern when servicing the BL-R-03 site. Serious consideration should be given, in any proposal on this site, to the following traffic related issues;

- *The impact of increased traffic at the junction of Strawberry Heights and the R617,*
- *The gradient of Sunberry Heights as it approaches the Blarney Inner Relief Road,*
- *Pedestrian and cycling connectivity between the BL R-03 and the town centre.*

5.4.3. Objective GO-06 of the Plan relates to the visual impacts of developments in close proximity to Blarney Castle and states:

Ensure adequate regard is given to assessing the visual impacts of new developments in close proximity to Blarney Castle and Estate so as to ensure that such developments do not compromise the landscape heritage character of the area.

6.0 Forming of the Opinion

6.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2. Documentation Submitted

6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:

Planning Report; Schedule of proposed units and floor spaces; Part V Costs & Methodology; Irish Water Confirmation of Feasibility; Architectural Design Statement; Photomontages; Engineering Services Report; Construction Waste Management Plan; DMURS Compliance Statement; Lighting and Power Specification report; Outdoor Lighting; Transportation Assessment; Stage 1 Road Safety Audit; Landscape and Visual Impact Assessment; Viewpoint Document; AA Screening Report; Ecological Impact Statement; EIA Screening report.

I have reviewed and considered all of the above mentioned documents and drawings.

6.3. Planning Authority Submission

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Cork County Council, submitted a copy of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 14th December 2018. The planning authority's 'opinion' included the following matters.

6.3.2. PA Comment on Principle of Development

- The development is acceptable in principle with regard to the relevant zoning objectives. The main issue to consider is what part of the upper area of the site

should be retained as open land closer to the ridge as set out in the policy objective, with adverse visual impacts on surrounding areas to the south.

- The applicant has not submitted a significant landscaping proposal for the entirety of the site to include a long term strategic planting proposal for the upper part of the site to be retained as open land. This would be necessary to help to integrate the development into the surrounding landscape and may be required as part of the proposed development.
- The capacity of the crèche should be considered with regard to the requirements of the 2001 Childcare Guidelines.

6.3.3. PA Comment on Density and Housing Mix

- The proposed density is c. 27 units / ha, based on a net developable area of 3.98 ha, excluding the upper portion of the site. While this figure is above the Medium B density range, the range is indicative only and subject to individual site characteristics and normal proper planning and sustainable development considerations. The Board may wish to consider how the net developable area has been calculated having regard to where the upper portion of the site begins, the indicated areas of open space and the steeply sloping nature of the site.
- The application will need to demonstrate how the housing mix complies with development plan policy HOU 3-3 and Criterion No. 4 of the Urban Design Manual.

6.3.4. PA Comment on Design and Layout

- The development provides 15% of useable public open space. Possible need to reconsider the layout of practical, useable public open space. Possible requirement for an additional focal amenity space. Also noted that the main public open spaces includes parking spaces.
- Design is very suburban in character including design with multiple 2 storey front A projections.
- Important to ensure that adequate priority is given to pedestrian / cyclists within the development and that the development links well with its surroundings.
- Provision of facilities and amenities to comply with the Planning Authority's Recreation and Amenity Policy as per development plan objective SC 5-5.

- Some private open spaces do not appear to comply with development plan minimum standards. Some back to back separation distances appear to be less than 22m between opposing first floor windows.
- The applicant should submit a significant landscaping proposal for the entirety of the site to include long term strategic planting proposal for the upper part of the site to be retained as open land.

6.3.5. PA Comment on Roads, Traffic and Transport

- Some of the parking arrangements incorporate perpendicular / parallel parking, also unsuitable parking spaces at the public open space areas. The quantum of parking provision for the crèche is questioned with regard to development plan requirement for 1 space per 3 staff members and 1 space per 10 children.
- Some of the indicated turning areas do not seem to comply with conventional standards. No pedestrian crossings indicated. Surface differentiation may be unsuitable as a traffic calming measure.
- The site is c. 500m from the nearest bus stop. The provision of pedestrian permeability and linkages to public transport will be a key consideration for the Board, also provision of cycle facilities.

6.3.6. PA Comment on Conservation and Visual Impact

- The site has a very prominent, elevated location. Its position at the western edge of the built up area of Blarney further increases its visibility. Main issue is potential visual impacts on the Blarney Castle Estate. This is the reason for the zoning objective regarding the northern portion of the site.
- There are no designated recorded monuments or structures at the site. There is significant potential for subsurface archaeology within the site. A detailed Archaeological Assessment is recommended, to include a geophysical survey and licenced archaeological testing. The results of the assessment should guide the design and layout of the development.

6.3.7. PA Comment on Waste Water and Surface Water

- No substantial concerns stated.

6.3.8. PA Comment on AA and Ecology

- The most significant ecological feature associated with the site appears to be the woodland at the southern site boundary and the hedgerows at other site boundaries, in particular the hedgerow to the north which marks a townland boundary and seems to be largely intact. There also appears to be a watercourse at the western site boundary.
- The Cork County Council Ecologist strongly recommends that these features are retained and incorporated into the development, with appropriate buffering to ensure that there are no construction impacts. An Ecological Impact Assessment would only be required if the development involves the removal or interference with any of the above features.
- The applicant is encouraged to explore opportunities for biodiversity enhancement in the design of the scheme with measures to be incorporated into any landscaping plan.

6.4. Submission of Irish Water

6.4.1. The following points are noted:

- The proposed connection to the IW network can be facilitated.
- Upgrades to the network are likely to be necessary to cater for the development (upsizing of approx. 320m of 150mm diameter sewer and upsizing of approx. 310m of 225mm diameter sewer).
- IW does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. A relevant contribution may be required to provide the necessary upgrade and capacity.
- The most feasible connection point to the water network is to the existing watermain located to the north of the site, however access to this connection location may be a concern and a wayleave may be required.

6.5. Consultation Meeting

6.5.1. A section 5 Consultation meeting took place at the offices of Cork County Council on the 11th January 2019. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

6.5.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:

1. Blarney Macroom Municipal District Local Area Plan; residential density and housing mix.
2. Design of residential accommodation. Residential layout including open space provision, public realm, relationship with adjoining area. Visual impacts.
3. Roads layout, DMURS, traffic impacts. Pedestrian and cycle connections with the R617 and surrounding area.
4. Conservation Issues.
5. Surface Water drainage.
6. Any other matters.

6.5.3. In relation to the Blarney Macroom Municipal District Local Area Plan; residential density and housing mix, ABP representatives sought further elaboration / discussion on:

- Rationale for the residential density. Proposed density of 27 units / ha is less than that provided for in national guidance. Applicant advised to consider previous Board decisions relating to SHD developments.
- The housing mix in the context of existing suburban style development in the area.
- Proposed apartment and house types, e.g. possible use of terraced / courtyard style housing.

6.5.4. In relation to the design of residential accommodation, residential layout, open space provision, public realm, relationship with adjoining area and visual impacts, ABP representatives sought further elaboration / discussion on:

- Sensitivity of the site as its within sight of Blarney Castle
- Open space provision and the public realm

6.5.5. In relation to the roads layout, DMURS, traffic impacts, pedestrian and cycle connections with the R617 and surrounding area, ABP representatives sought further elaboration / discussion on:

- Clarification of proposed works inside / outside the red line site boundary
- Pedestrian and cycle connectivity
- Access to the crèche

6.5.6. In relation to conservation issues, ABP representatives sought further elaboration / discussion on:

- Potential archaeological works

6.5.7. In relation to surface water drainage, ABP representatives sought further elaboration / discussion on:

- Ditch to the west side of the site
- Surface water discharge
- Attenuation, SUD's

6.5.8. In relation to any other matters, ABP representatives sought further elaboration / discussion on:

- Ensure further Part V discussions take place between the P.A and prospective applicant prior to an application being lodged.

6.5.9. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-303024-18' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the

planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.

- 7.3. Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements:

Residential Density and Housing Mix

Design and Layout of Residential Development

Vehicular, Pedestrian and Cycle Connectivity

details of which are set out in the Recommended Opinion below.

- 7.4. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.5. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and

amendment in order to constitute a reasonable basis for an application under section 4.

- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.
- 8.3. In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

Residential Density and Housing Mix

Further consideration / justification of the documents as they relate to the proposed housing mix, quantum of development and residential density, with regard to local and national planning policy, in particular the Blarney Macroom Municipal District Local Area Plan 2017; the Cork County Development Plan 2014-2020; the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); the 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018). It may be considered reasonable to exclude the northern portion of the site in the density calculations. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development. The proposed development shall have regard to the site's context and locational attributes including its elevated position overlooking Blarney Castle. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long

term. In this regard, the submitted documents should allow for further consideration of the following matters:

1. Elevational treatments and proposed materials with regard to potential visual impacts.
2. The need to create a more village / urban sense of place and to create more clearly defined, usable public open spaces, along with comprehensive landscaping proposals.
3. Pedestrian connectivity / desire lines through the proposed development.
4. Potential impacts on the residential amenities of adjacent properties, especially at the north eastern corner of the site where adequate separation distances should be achieved to the rear of houses in Sunberry Drive.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Vehicular, Pedestrian and Cycle Connectivity

Further consideration/justification of the documents as they relate to vehicular, pedestrian and cycle connectivity between the development site and the R617. The prospective applicant should clarify who is carrying out the proposed works at the access road between the site and the R617 and at the junction of same with the R617. If the prospective applicant is carrying out the works then the following issues should be addressed:

1. All works to be delivered by the prospective applicant should be included in the red line site boundary;
2. The applicant shall demonstrate sufficient legal interest to carry out the proposed works between the development site and the R617 and at the junction of the access road and the R617;
3. The applicant shall clearly indicate that all required works can be carried out in the area under their control.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Note:

The applicant is advised that the subject site is an area that will be located within the boundary of Cork City from 2019. The applicant may wish to consider further pre-planning discussions with Cork City Council under section 247 of the Planning and Development Act 2000 (as amended).

8.4. Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Comprehensive landscaping scheme for the entire site, including consideration of lands to the north of the proposed development towards Knockacorbally Hill, to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site and (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.
2. Photomontages, visual impact analysis and landscaping proposals to indicate potential visual impacts from the Blarney Castle Estate to the south, to include views from the wider area and potential impacts on the visual and residential amenities of adjacent residential properties.
3. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures.
4. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in

the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.

5. Rationale for the proposed car parking provision with regard to Cork County Development Plan 2014 car parking standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) in relation to infill sites in urban areas, to include a car parking management strategy, details of the allocation of car parking spaces to the proposed land uses and parking provision for the creche.
 6. Statement of Housing Mix in accordance with objective HOU 3-3: Housing Mix of the Cork County Development Plan 2014, to indicate that the development provides a mix of house types and sizes in accordance with likely future population of the County as set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.
 7. Traffic and Transport Impact Analysis, to consider cumulative impacts of permitted development in the area.
 8. Archaeological Impact Assessment
 9. AA screening report.
- 8.5. Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:
1. Irish Water
 2. Transport Infrastructure Ireland
 3. National Transport Authority
 4. Department of Culture, Heritage and the Gaeltacht
 5. An Taisce-the National Trust for Ireland

6. The Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Cork County Council Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Sarah Moran

Senior Planning Inspector

22nd January 2018