



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-303299-18**

Strategic Housing Development	162 no. residential units (74 no. houses and 88 no. apartments), creche and all associated works.
Location	Banduff Road, Banduff, Co. Cork
Planning Authority	Cork County Council
Prospective Applicant	Miata Ltd.
Date of Consultation Meeting	15 th February 2019
Date of Site Inspection	7 th February 2019
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 is located on the North Ring Road R365, at the northern periphery of Cork City. It has vehicular access via the L3000 Banduff Road to the north. The site is located on the county boundary, which is defined by the Glen River that traverses the site. The site has a stated area of 7.48 ha. Levels fall towards the river within the site and there is a substantial amount of trees and other vegetation on the southern side of the site, facing the North Ring Road. There is a pedestrian walkway along the eastern site boundary, connecting the Banduff Road with the North Ring Road. There is a bus stop at the North Ring Road site frontage. Part of the site along the Glen River riparian zone is within Flood Zone A. The site was previously used as an inert waste landfill for C & D waste prior to the Waste Management Act of 1996. The site therefore may contain contaminated land.
- 2.2. The site, which currently straddles the functional areas of both Cork City and Cork County councils, will fall within the functional area of Cork City Council once the boundary extension has been implemented.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed residential development comprises:

Unit Type	No. of Units	%
2 storey Terraced Houses		
2 bed	19	12%
3 bed	55	34%
Apartments		
2 bed	88	54%
Total	162	

3.2. The development has a stated net residential density of 38.4 units/ha, based on a 'net developable area' of 4.3 ha on the northern side of the Glen River. The development also includes:

- Creche (399.4 sq.m.) with capacity for 40 children.
- Roads layout with 2 pedestrian connections over the Glen River with associated pedestrian amenity paths also 2 new vehicular / pedestrian entrances from Banduff Road and a new pedestrian entrance from the North Ring Road R365 and a connection to an existing pedestrian route at the eastern side of the site.
- Works to the Banduff Road frontage to provide a 2m wide footpath.
- 286 no. car parking spaces, 130 no. bicycle spaces.
- Public open space provision of 13% of site area (north of the Glen River).
- Attenuated surface water drainage to 3 attenuation tanks with 3 separate outfalls to the Glen River.
- Connection to existing public foul sewer running south of the Glen River.
- Connection to existing watermain at Lios Rua estate to the north west of the site. New watermain from the site boundary to Lios Rua along the Banduff Road (c. 400m).
- Part V proposal to transfer 12 units at the site, costs are submitted.

3.3. The documentation submitted includes a Letter of Consent from Cork City Council allowing the prospective applicant to make proposals for amenity walkways over the

Council amenity lands adjacent to the proposed development and 2 bridge points across the Glen River.

4.0 Planning History

4.1. PL 04.202267 Reg. Ref. 02/5920

4.1.1. Permission sought for 40 houses at the development site. Refused by Cork County Council. The Board refused permission for 2 reasons:

1. The site of the proposed development lies within the study area for the Northern Ring Road, the preferred corridor for which will be selected in the short term under the provisions of the current development plan for the area. The proposed development would, therefore, be premature pending the determination by the planning authority or the road authority of a road layout for the area.
2. The site is located in an area zoned for active open space uses, where it is an objective of the Cork County Development Plan, 2003 to develop such use and discourage other development not ancillary or complementary to the open space function. This objective is considered reasonable. The proposed development would contravene materially this development objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

5.1.1. 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:

- The Planning System and Flood Risk Management Guidelines for Planning Authorities (including associated Technical Appendices)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual')
- Sustainable Urban Housing: Design Standards for New Apartments (2018)

- Design Manual for Urban Roads and Streets (DMURS)
- Childcare Facilities Guidelines for Planning Authorities
- Urban Development and Building Heights Guidelines for Planning Authorities'

5.2. Cork City Development Plan 2015 - 2021

5.2.1. The southern part of the site has the zoning objective 14 'Public Open Space', part of an extended area of public open space along the Glen River.

5.2.2. The site is within an area designated as 'High Landscape Value' with an 'urban, sylvan character'. Objective 10.4:

To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.

5.2.3. Objective 10.9 River and Waterway Corridors sets out requirements for development proposals in river corridors.

5.2.4. Development plan Table 11.3 includes:

A new / upgraded amenity route: Silverspring Lane-Lower Mayfield Road-proposed North Ring Road-Ballyhooley New Road

Map no. 5 indicates this route running through the southern part of the development site. Development plan section 11.22 states that the City Council is currently exploring options for a large City Park to serve the North-East of the city, including areas that currently form part of the Green Belt within the County Council's administrative area. The City Council aims to connect this into the North-East of the City along the River Glen Valley Corridor that the City Council aims to extend from Ballyhooley Road to Tinker's Cross and further eastwards on available green sites, as part of a continuous riverside Amenity Route.

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. The site is located within Metropolitan Cork, within the North City Environs at the top of the county settlement strategy, to complement & consolidate the development of the city as a whole and providing enhanced potential to rebalance the City through new development in the north.
- 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 A' residential density development (20-50 units / ha)':
- Applicable in city suburbs, larger towns over 5,000 population and rail corridor locations (example Carrigtwohill).
 - Apartment development is permissible where appropriate but there is no requirement to include an apartment element in development proposals.
 - Consider a lower standard of public open space provision where larger private gardens are provided.
 - Must connect to public water and wastewater services.
 - Broad housing mix normally required including detached / serviced sites unless otherwise specified in 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). Objective TM 3-1 National Road Network identifies the Cork Northern Ring Road (N22 / N20 / M8) as critical to the delivery of planned development. Objective TM 4-1: Car and Cycle Parking.

5.4. **Cobh Municipal District Local Area Plan 2017**

5.4.1. The site is within the Cork City North Environs and part of the Ballyvolane Urban Expansion Area. There is a population target of 10,719 for Cork North Environs up to 2023 (up from 6,692 in 2011).

5.4.2. There is a site specific objective NE-R-13:

Medium A Density Residential development. Development of the site shall make provision for NE-U-06 and the alignment of this route shall be agreed before any development shall commence. Woodland and scrub habitat on this site shall be protected and integrated into landscape schemes, where possible.

The site specific roads objective NE-U-06, 'proposed Link Road between Ballyhooley Road and Northern Relief Road in Mayfield', is to function as an urban distributor road serving the Ballyvolane Urban Expansion Area, ultimately providing a bypass function and connecting to the Northern Ring Road.

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:

Completed application form; Consent letter from Cork City Council; Minutes from S247 meetings; Planning and Design Statement; Statement of Consistency; Statement on Traffic, Transport and DMURS; Statement of Possible Effects on the Environment; Part V Proposal; Plans, sections and elevations; Site Location Map; Site Layout Plan; Schedule of Areas and Accommodation; Public Lighting Layout; Roads Layouts; Water, foul sewer and stormwater drainage proposals; Irish Water Confirmation of Feasibility; Preliminary landscape plans and sections.

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

6.3. Submissions by Cork City and County Councils

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authorities for the area in which the proposed development is located, Cork City Council and Cork County Council, submitted copies of their section 247 consultations with the prospective applicant and also submitted their opinions in relation to the proposal. The main points made in each submission may be summarised separately as follows.

6.3.2. Submission of Cork City Council

- Considers that the development is premature pending the publication of CMATS.
- The indicative road layout crosses an area zoned Public Open Space, this would materially contravene the provisions of the City Development Plan.
- The proposed layout for the roads objective NE-U-06 is undesirable as it would involve traffic making a right-turning movement to access the proposed future Northern Distributor Road, which is intended to facilitate public transport and HGV's avoiding the city centre. The indicative line for NE-U-06 shown for this road on Cobh Municipal District LAP shows it crossing the site diagonally from the southeast corner, near Tinker's Cross, to the northwest corner. Under the NE-U-06 alignment, traffic using the future Northern Distributor Road would not have to undertake any turning movements.
- The proposed road alignment would require a bridge across the Glen River with likely detrimental visual impacts on the Glen Valley due to the elevation of the North Ring Road and the steep hill between it and the Glen River at this location.

- The nature and width requirement of the proposed future road development is not known as it has not yet been designed. The indicative dashed line, shown on Deady Gahan Architects Drawing No. 16217/P/003A, may not be sufficiently wide for the final road design.
- The scope for the TTA for the proposed development would need to be agreed in advance with both the City and County Councils, regarding impacts on the local roads network.
- A full Flood Risk Assessment is required.
- The manner in which the proposed area of public open space south of the Glen River is to be treated and carried out is unclear. The role of the developer in providing this amenity needs to be clarified. It is also unclear how this fits into the overall objective for the North-East City Park / River Glen Corridor Park set out in Paragraph 11.22 of the City Development Plan and necessary connections into adjacent land.
- Full ecological assessment of the development is necessary with regard to the sensitive location of the site in the Glen River Valley and designation of the southern part of the site as an Area of High Landscape Value.

6.3.3. Cork County Council Submission

- Proposed density is considered to be in accordance with the County Development Plan.
- The % of 2 bed units is high with regards to the guidance in the Housing Strategy. No 4 bed or 1 bed units. The size of units is small, with no units above 100 sqm in area. The overall mix appears to be poor and it does not appear to perform well in terms of HOU 3-3.
- Applicant to demonstrate compliance with the County Recreation and Amenity policy in any application.
- No local or neighbourhood play areas in the western part of the development, also inadequate pedestrian connectivity between the residential dwellings and the proposed local and neighbourhood play areas.
- Lack of clear road hierarchy.

- Layout and design need to promote more opportunities for walking and cycling.
- The western side of the development is poorly connected with both the Banduff Road and the open space to the south.
- Adequacy of landscaping. Absence of trees and soft landscaping along the roads which are dominated by car parking.
- Adequacy of diversity in design within the scheme, in terms of variety in the design approach to residential units and in distinguishing between different character areas is a key consideration.
- Design relationship between the proposed apartment blocks and the adjoining terraced houses.
- If planning permission is required for any Irish Water capital works that may be required to create capacity, this may create a level of uncertainty in terms of the proposal.
- The site specific zoning objective NE-R-13 specifically states that the alignment of the NE-0U-06 shall be agreed before any development commences on site. The overall preliminary design and feasibility of the NE-U-06 route has not yet been established. Cork County Council advised the applicant at the S247 meetings that the alignment of the road in the LAP was done following a feasibility study with the route intended to reflect the function of the road as an Urban Distributor Road. This route is important in that it will serve to open up the urban expansion area in Ballyvolane and will ultimately provide a bypass function and will connect to the Northern Ring Road. As the alignment is not yet agreed, it is considered that the proposed development does not satisfy this objective of the zoning and the scheme should be considered premature.
- The Cork Northern Ring Road is identified as an investment priority in the Draft RSES. A consultation draft of the Cork Metropolitan Area Transport Study (CMATS) is currently being prepared by the NTA in conjunction with TII. It is expected that the CMATS will provide detailed transport modelling which will determine the purpose of the road, the modes of transport that need to be catered for and the number of corridors / lanes to be provided. This is a high

priority nationally. It is considered that the proposed development is premature pending the CMATS recommendations and restricting the option to the applicant's design could limit the alignment and feasibility of the overall route.

- The capacity of the existing road network in the area was highlighted in the refusal of the Fox and Hounds development PL04.244668, c. 700m from the proposed development.
- Detailed TTA would be required with any application, the scope of which should be agreed in advance with Cork County and City Councils.
- Proposed parking provision of 2 spaces / house and 1.25 / apartment. Applicant to demonstrate compliance with Appendix D Parking and Cycling Standards of the Cork County Development Plan 2014 for the residential and crèche uses.
- Development will need to integrate successfully with the surrounding area and achieve adequate connectivity.
- Policy SC 4 – 2 Provision of Education Facilities in Large Residential Developments. A key consideration in determining the suitability of the proposal will be the impact of any identified increased demand on school places locally and the capacity to cater for that.
- Childcare provision to comply with required standards.
- Location of site in a High Value Landscape adjacent to lands zoned Public Open Space by Cork City Council. A comprehensive scheme of landscaping should accompany any planning application.
- Applicant should submit sections through the proposed development showing the adjoining residential properties.
- SSFRA will be required to assess whether measures introduced to deal with surface water will have an impact on the Glen River and if they will increase the potential flooding in Blackpool.
- Includes report of the County Ecologist. Available data and aerial photographs indicate that the site supports semi natural grassland and is bound by the Glen River to the south, there also appear to be mature trees and woodland on site. Concerns about insufficient buffering between the development site and the river

to provide for its protection. It is considered that the requirement to provide an Ecological Impact Assessment Report is warranted. There are opportunities for biodiversity enhancement measures as part of the scheme.

- This site is within the catchment of the Great Island Channel SAC and the Cork Harbour SPA and it appears that the Glen River discharges to the Glashaboy Estuary which forms part of the Cork Harbour SPA. Additionally, it is assumed that the development will require a connection to the Carrigrennan WWTP which discharges treated effluent to the north channel proximal to the SAC and the SPA. Submission of an AA Screening Report is recommended, include consideration of surface water management and waste water management.
- CEMP to be submitted with the application, to include an Alien Invasive Species management plan.
- Submitted Part V proposal is acceptable.

6.4. Submission of Irish Water

6.4.1. The following points are noted:

- The applicant must enter into a Project Works Services Agreement with IW to carry out studies on the Tivoli Pump Station downstream to determine if it has capacity. Planning permission for an upgrade will be required if the results of same determine that an upgrade is required.
- The developer will be required to install c. 900m network extension to a 200mm water main to the closest point on the IW network. No statutory or third party consents will be required for this other than a road opening licence from the local authority.

6.5. Consultation Meeting

6.5.1. A section 5 Consultation meeting took place at the offices of Cork County Council on the 15th February 2019. Representatives of the prospective applicant, Cork County Council, Cork City Council 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. Roads layout, alignment of roads objective NE-U-06, DMURS, traffic impacts.
Pedestrian and cycle connections
2. Interaction with Glen River corridor. Provision of public open space and amenity area south of the Glen River. Ecological Issues. Issue of contaminated land and waste management. Flood risk
3. Residential design and layout, visual impacts
4. Site Services
5. Any other matters

6.5.3. In relation to the roads layout, alignment of roads objective NE-U-06, DMURS, traffic impacts, pedestrian and cycle connections, ABP representatives sought further elaboration / discussion on:

- Site specific roads objective over county boundary connecting the North Ring Road with the roads network north of the site
- Applicant to address proposed road connection between the Banduff Road and the North Ring Road, along with other connections to the wider area and strategic issues as outlined in the LAP and in the context of CMATS.
- Pedestrian and cycle connections on both sides of the site.
- Interaction of the road layout and the Glen River and open space on the southern side of the site.

6.5.4. In relation to the interaction with Glen River corridor, provision of public open space and amenity area south of the Glen River, ecological issues, issue of contaminated land and waste management, flood risk, ABP representatives sought further elaboration / discussion on:

- Waste infill and residue on proposed site
- Issues raised in PA Opinion, applicant to include all areas in redline site boundary
- Cross sections, topography and habitats reports to be submitted in application

- Site specific flood risk and downstream impacts
- Applicant to provide details of ecological and hydrological connections
- Integration of roads and landscaping, biodiversity enhancement measures, ground conditions and ground levels
- Construction and waste management plans

6.5.5. In relation to residential design and layout and visual impacts, ABP representatives sought further elaboration / discussion on:

- Refer to recent SHD Board decisions with regard to housing mix
- Building Lifecycle Report to be submitted with application

6.5.6. In relation to site services, ABP representatives sought further elaboration / discussion on:

- Address issues raised in Irish Water submission, ABP may be precluded from granting permission if there are 3rd party consents required

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

- No further comments.

6.5.8. The prospective applicant and the planning authorities 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-303299-18' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authorities 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 authorities and the discussions which took place at the pre-application consultation 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

Vehicular, Pedestrian and Cycle Connectivity

Infrastructural Constraints

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 Cobh Municipal District Local Area Plan 2017; the Cork County Development Plan 2014-2020; the Cork City Development Plan 2015-2021; 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 area of the site south of the Glen River 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.

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 North Ring Road R365, the Banduff Road and adjoining residential areas, in the context of the Cobh Municipal District Local Area Plan 2017; the Cork County Development Plan 2014-2020; the Cork City Development Plan 2015-2021 and the upcoming Cork

Metropolitan Area Transport Strategy (CMATS). The prospective applicant should address the following issues:

1. Achievement of LAP site specific roads objective NE-U-06;
2. Strategic role of the road connection in the context of LAP policy and CMATS;
3. The provision of adequate space within the development site to achieve a satisfactory vehicular, pedestrian and cycle connection between the Banduff Road and the North Ring Road;
4. Layout and capacity of proposed junctions with Banduff Road and North Ring Road;
5. Provision of pedestrian and cycle connections between the Banduff Road and the North Ring Road and adjacent areas;
6. Detailed layout, topographical details and cross sections to indicate interaction with the Glen River valley, also consideration of ecological impacts;
7. All works to be delivered by the prospective applicant should be included in the red line site boundary;

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.

Infrastructural Constraints

Further consideration / clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints, whether such constraints require statutory consent and / or may be subject to a compulsory purchase process and if such consent has been received or CPO completed, who is going to undertake the works required and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).

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. Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Cork City Council and Cork County Council.
2. Rationale for the proposed car parking provision with regard to development plan car parking standards, to include parking provision for the creche.
3. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, boundary treatments, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures. Also topographical details and cross sections to indicate the relationship between the development and the Glen River with regard to the protection of the riparian zone as required by development plan policy.
4. Comprehensive landscaping scheme for the entire site to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) rationale for proposed public open space provision for the housing development, to include an open space hierarchy and detailed layouts for the public open spaces; (iii) detailed proposals for the area south of the Glen River, to include its ongoing maintenance and management in the context of its designation as a High Value Landscape within the River Glen Corridor Park; ecological impacts and consideration of biodiversity enhancement measures.

5. Ecological Impact Assessment of the development with regard to the sensitive location of the site in the Glen River Valley and designation of the southern part of the site as an Area of High Landscape Value.
 6. Map of areas to be taken in charge.
 7. Visual Impact Assessment to include consideration of visual impacts of the proposed bridge over the Glen River and visual impacts in the Area of High Landscape Value.
 8. Site Specific Flood Risk Assessment, to include consideration of downstream impacts.
 9. 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.
 10. A Building Lifecycle Report, as per section 6.12 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
 11. AA screening report.
 12. Construction and Environmental Management Plan, to include a Japanese Knotweed Assessment.
- 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. Cork City / 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
6th March 2019