



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-304350-19

Strategic Housing Development

10 year permission for a residential development of 753 no. units, a crèche, retail units, doctors surgery and community use, public parkland and open spaces, and all associated infrastructure and site works on an overall site of 46.93ha hectares.

Location

Lahardane, Ballyvolane, County Cork.

Planning Authority

Cork City Council (change in boundary from 31st May 2019)

Prospective Applicant

Longview Estates Ltd.

Date of Consultation Meeting

11th June 2019

Date of Site Inspection

24th May 2019

Inspector

Joanna Kelly

1.0 Introduction

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 proposed development is located in the townland of Lahardane in Ballyvolane, Co. Cork. Ballyvolane is located approx. 3kms north of Cork City and is identified as an Urban Expansion Area (UEA) in the Cobh Municipal District Local Area Plan. The LAP identifies Ballyvolane as an existing largely residential area adjoining the northeast of Cork City. There is an existing retail core located at the Fox and Hounds junction consisting primarily of Ballyvolane Shopping Centre (Dunnes), Lidl, public house and off-licence.
- 2.2 The development site has a stated site area of 46.93ha. and is located to the northern extremity of the Ballyvolane UEA lands (260 ha. in total) with frontage along the Ballyhooley Road and limited frontage along a substandard local road to the north east of the site. The site consists of a number of large fields which are currently used for tillage farming. Hedgerows line the field boundaries.
- 2.3 Ballyvolane is accessible from the Northern Ring Road (R635) via the R-614. The development lands are accessed approx. 1300m from the Fox and Hounds junction via the Ballyhooley Road. Pursuant to inspection of the lands and immediate environs, there are significant tracts of zoned and undeveloped residential lands between the development site and the lands zoned for town centre uses.
- 2.3 The primary access to the lands is currently from the local road to the north which is a narrow road with poor vertical and horizontal alignment. The local road is characterised by one-off ribbon development. The lands rise steeply from the Ballyhooley Road towards the north-east of the lands where there are panoramic

views across the site towards Cork City. There are existing overhead power lines that traverse the site.

2.5 Of note these lands now fall within the jurisdictional area of Cork City Council on foot of the boundary extension which occurred on 31st May 2019.

3.0 Proposed Strategic Housing Development

3.1 It is proposed that the overall site of c. 46.93 hectares will be developed to accommodate 753 residential units giving rise to a density of 35.3 units gross per hectare. The following table provides the breakdown of unit types based on the description of the development proposed.

Table 1: Residential Unit Types

Unit Mix	Housing Units	Apartments	% Mix bed type
Studio	0	5	1%
1 bed	0	42	5%
2 bed	112	82	15% : 11% -total 2 beds 26%
3 bed	442	25	59% : 3% - total 3 beds 62%
4 beds	45	0	6%
Total	599	154	100%

3.3 Permission is also sought for a crèche, retail units, public parkland and associated public open space areas, parking and associated site works.

4.0 Planning History

There does not appear to be any planning history associated with the site.

A previous Opinion issued from ABP in respect of c. 37ha of land that form part of these lands. File Ref. ABP-300557-18 pertains and the Opinion noted that the documentation submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development with reference to timing and phasing; site topography; water and waste water infrastructure; surface water management and flooding; traffic and transportation; residential density; public open space; design, layout and unit mix.

5.0 National and Local Planning Policy

5.1 National

5.1.1 Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority I am of the opinion, that the directly relevant section 28 Ministerial Guidelines are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- 'Sustainable Urban Housing: Design Standard for New Apartments, Guidelines for Planning Authorities, 2018'.
- 'Design Manual for Urban Roads and Streets' (DMURS)

- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’)
- ‘Childcare Facilities – Guidelines for Planning Authorities’

5.2 Local

5.2.1 The Cork Area Strategic Plan (CASP) 2008 identifies a population projection of 13,495 for Ballyvolane for 2020 and a household projection figure of 5,596 for the same year.

5.2.2 The Cobh Municipal District Local Area Plan 2017 identifies Ballyvolane as being part of the Cork City Northern Environs. Ballyvolane is identified as an Urban Expansion Area. Section 1.7.40 of the LAP it is set out that with regard to the Urban Expansion Areas, which includes Ballyvolane, infrastructure programmes for these sites are being progressed with the specific aim of delivering complex public infrastructure in an environment of multiple land ownerships within the sites.

5.2.3 Section 3.4.1 sets out that the “vision for Cork City North Environs to 2020 is to re-invigorate the northern suburbs of the city, within the County area, as a significant location for future residential development. This will require a planned major mixed use development at Ballyvolane coordinated with substantial infrastructure investment, the provision of enhanced community and recreational facilities and public transport accessibility, with the aim of rebalancing the provision of services more equitably throughout the city.”

5.2.4 The LAP sets out that there is a need to address existing congestion at the Ballyvolane Crossroads. The construction of the proposed link road connecting Mayfield to Kilbarry is a critical piece of road infrastructure to alleviate the congestion at the Fox and Hounds and the intersection of the Ballyhooley Road and the existing Northern Relief Road.

- 5.2.5 To facilitate the level of development planned for the north Environs major new investment is required to provide infrastructure to connect Ballyvolane to Carrigrennan WWTP.
- 5.2.6 The Ballyvolane site is located within the City Harbour and Estuary Landscape type as defined by the Draft Landscape Strategy which is considered very high in terms of sensitivity and value. The avoidance of development on the steep Westerly slopes, part of the south westerly slopes and on the Southern ridge behind the existing pocket of development will help to reduce the overall impact on landscape. Mitigation measures in the form of extensive planting as part of a landscaping strategy will be required to reduce magnitude of the impact.
- 5.2.7 Section 3.4.72 deals with Road Infrastructure. It is set out that “Ballyhooley road is a critical route into the City, the creation of additional access points onto the Ballyhooley Road would result in additional congestion. The results of the Regional Transport Model currently being prepared by the NTA will be critical to quantifying the exact number of units that are capable of being built prior to substantial road improvements.
- 5.2.8 The issue of surface water disposal is a significant issue having regard to the steep topography and the capacity issues within the Glenamought catchment. The proposed Blackpool flood relief scheme is sensitive to any increase in flows. The OPW have proposed two separate flood relief schemes: The Lower Lee and Blackpool, to progress the implementation of flood risk management measures for Cork City and Blackpool. The recommendation is that all future developments should attenuate for a 1 in 100 year flood event.

6.0 Forming of the Opinion

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 submission and the discussions which took place during the tripartite consultation meeting. I will provide a brief detail on each of these elements hereunder.

6.1 Documentation Submitted

6.1.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and article 285 of the Planning and of the Planning and Development (Strategic Housing Development) Regulations 2017.

6.1.2 The information submitted included *inter alia*: a completed Application form and cover letter; details pertaining to section 247 process and design evolution; Engineering Design Report; Traffic and transport Assessment; Preliminary Landscape Visual Impact Assessment, Childcare facility Assessment; Statement of Consistency including letter from Irish Water, Schedule of Accommodation and Part V details; Architect's Design Statement and Drawings, Engineering Drawings.

6.1.3 I have reviewed and considered all of the documents and drawings submitted.

6.2 Planning Authority Submission

6.2.1 In compliance with section 6(4)(b) of the Act of 2016 the planning authority for the area in which the proposed development is located, Cork County Council submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. The pre-app was also referred by ABP to Cork City Council who were also invited to attend the tri-partite consultation meeting given the boundary extension which occurred 31 May 2019. The respective

opinions were received by An Bord Pleanála on 28th May and 27th May 2019 respectively.

6.2.2 Cork County Council's opinion included the following matters:

- Planning policy considerations: Reference is made to planning policy and that the area forms part of the County Metropolitan Strategic Planning Area and will be transferred to Cork City Council as part of the extension to the Cork City administrative area which will take effect on May 31st 2019. Principle of developing site for residential purposes is acceptable.
- Density: Proposal gives rise to a gross density of 35.3 units per/ha. The residential portion of the site is zoned for Medium B density residential development (12-25 units per/ha). Policy Hou 4-1 allows for densities between 25-35 to be considered where an exceptional market requirement has been identified. This density conforms with the LAP/CDP zoning objective. The density is below the density threshold provided for in the Guidelines for Sustainable Residential Development in Urban Areas for Outer Suburban/Greenfield sites. Clarity is required regarding the definition of net density as it affects this site.
- Traffic and Transportation: Provision of new roads infrastructure to serve the proposal is a significant consideration. Tables 3.4.2 and 3.4.4 of the LAP identify the strategic infrastructure and services required at each phase of the development of the Urban Expansion Area. An upgrade of Ballyhooley Road, which would include for the provision of pedestrian and cycle facilities and upgrades to a number of key junctions, particularly the existing connections to the northern Ring Road. Provision of the NE-U-06 (proposed link between Ballyhooley Road and Northern Relief Road in Mayfield) is critical to unlocking the full potential of the area.
- In relation to the provision of the NE U-03 (service road within the Ballyvolane UEA) the new road is welcomed but as no connection is made to the existing road network little opportunity exists to distribute the traffic load generated on site or increase connectivity to the surrounding area. The developer will need to show how the proposed road layout is the most suitable/viable location for continuing the route in the future and opening up the wider UAE particularly with regard to NE-U-06. There is no approved funding for Ballyvolane UEA.

CMATS seems to include the Mayfield link road as part of a 'Northern Distributor Road' however it does not seem to show the link to the proposed junction on CNRR (proposed road network 2040 p. 88).

- Topography – Applicant has amended the road alignment so as to reduce the overall volume of cutting on site. Split level houses have been introduced which are welcomed.
- Visual Impact – Works proposed will have a significant visual impact particularly from Ballyhooly Road and from the local road to the north. The proposed apartment building will occupy a prominent position particularly at the entrance to the development and the building needs to be consistent with the architectural aesthetic within the wider estate. The scale and impact of the building form on the adjoining road will need careful attention.
- General layout considerations – Layout has improved from previous iterations. More detail in relation to the underlying “site strategy” is required. Majority of the dwellings apart from a small cluster on the South eastern side of the site have no relationship to the main spine road where there is no sense of passive surveillance. Need to strengthen the identity of the architecture in order to create districts with individual character and avoid monotony to the overall scheme. Scale and form of Phase 6 requires special consideration.
- Housing Mix – Mix is considered acceptable in general.
- Open Space – Applicant is proposing delivery of urban park. The quality of this space and its relationship and accessibility to residents and the proposed school is important.
- Community Facilities – Need to demonstrate that the area reserved meets the size requirements for a primary and secondary school as set out by the Department. Design of crèche requires further consideration.
- Other engineering considerations – Applicant proposing to provide significant investment into both the waste water and water supply networks in the area, which will serve the wider UEA and beyond. A water pumping station is proposed. The benefit of this is welcomed but the over sizing should be detailed and fully understood by all parties. Flood risk downstream in Blackpool needs to be addressed in the flood risk assessment.

- Environmental Considerations – EIAR required. AA screening report also required.
- Conclusion - The report concludes by noting inter alia that the development proposed is predicated on the provision of a number of new roads and upgrades to the existing local network. These works are identified in tables 3.4.2, 3.4.3 and 3.4.4 of the Cobh Municipal District LAP. While the applicant is proposing the provision of the NE U-03, additional upgrades to the Ballyhooly Road, additional works are required along the remainder of the Ballyhooly Road as well as at a number of junctions within Cork City Council's boundary. Both the funding and delivery of the road infrastructure improvements in the area will be the responsibility of Cork City Council. At present, there is no approved funding stream for Ballyvolane UEA. The proposal should ensure the creation of successful, connected and integrated urban neighbourhood that provides an appropriate quality of life for future residents.

A planning opinion has also been received from Cork City Council and the key considerations are summarised as follows:

- The lands are located in Ballyvolane Urban Expansion Area a designated area for significant growth in the Cork Metropolitan Area.
- From 31st May 2019 all of the lands will be within the extended city boundary of Cork City Council.
- The planning authority had little control over the sequence of sites coming forward for development. Some sites in the UEA may be constrained by current infrastructure deficiencies.
- The delivery of growth in this UEA is dependent on the delivery of key road infrastructure in the coming years including an improved local road network, waste water connections, water supply and sustainable urban drainage strategy.
- There are references made in the documentation to the proposed link road (LAP objective NE-U-06) to link Ballyhooly Road and the North Relief Road in Mayfield. No further details are given as the applicant states they are

constrained by level of uncertainty around the detail design and alignment of this road.

- The Board might consider seeking the applicant to deliver more of the park and access relief to the east and south of the existing site boundary.
- Other dependencies include upgrading of existing junctions and road network in the area. The recently published (May 2019) draft Metropolitan Area Transport Study (CMATS) has identified the Northern Distributor Road as part of the planned road network improvements for the area but the exact route has yet to be determined.
- The Board might consider the presentation of this residential development in isolation of the plans for the adjoining lands, as outlined in the land use objectives of the LAP. Considered phasing of any permitted development at this location would have to be in tandem with the phased delivery of the required infrastructure.
- More details of the intended colour scheme of the development is required to illustrate a more accurate visual presentation of the development on the landscape and how it interacts with the landscape and skyline.
- Board should consider additional impacts on archaeology, biodiversity and natural heritage and EIA.
- The topography of the site is a dictating factor in terms of the layout. There is a concern about the layout and density of the units in Neighbourhood 2 (density 34.4 units per ha) and Neighbourhood 5 (36.2 units per ha) on the eastern half of the site. These neighbourhoods have higher residential density and are isolated in terms of proximity to the Ballyhooly Road.
- Board might consider if the density and layout offer a high-quality place-making model in terms of inclusivity and connection to the local services centre of Ballyvolane.
- Applicant to justify scale of crèche and demonstrate availability of similar facilities in the local area to show existing local supply.

- The Board might consider if there is a legible hierarchy of the public open space provision throughout the scheme and if there is adequate shared open space provided locally for all 6 neighbourhoods.
- Adjoining lands to the south and east of the public park area are in the applicant's ownership and the Board might seek clarification on how the urban park will be delivered in a planned and phased manner by the applicant.
- The site is zoned medium density B with the upper limit for this category proposed at 25 dwellings/ha and 35 in smaller towns outside the metropolitan area.
- The overall stated residential density for the development is 35 per ha, over 6 neighbourhoods of varying density.
- Housing mix is considered acceptable.
- There could be potential negative impacts of overlooking and overbearing on existing dwellings along the local road to the north. The Board could consider seeking a revised site layout showing some additional separation distance between the existing and proposed dwellings along the northern boundary.
- Regarding connections there are only two connections to the Ballyhooly Road and none with the wider UEA adjoining lands.
- The layout is suburban in nature and dominated by a 'serpentine distributor road'. The Board are advised that this road is not treated in an urban design manner. There are negligible attempts at the creation of a sense of place or enclosure.
- Open spaces are landscaped without a definite function and in cases without passive surveillance which provides areas for anti-social behaviour.
- Rear gardens face onto public frontage areas at the eastern end of the site resulting in more passive surveillance.
- The proposal should be part of a wider Master plan which addresses the connectivity within the UEA and greater interaction between the distributor road and dwellings which in turn provide a sense of place.
- The Board might consider the timing of the application and the expected delivery of North East Orbital Route through the Ballyvolane UEA. Without the

implementation of a North East Orbital Route, the receiving environment on the Ballyhooly road as the primary corridor to Cork City may not be suitable for pedestrian/cyclist movements.

- The Board might consider if the red line boundary should extend to the Ballyhooly Road/Mervue Lawn junction approx. 60m southeast of the site and should include cycling and footpath provision to improve connectivity to local amenities.
- The Road Design section of the City Council are currently preparing a brief for the appointment of a consultant to assess and design the next phase of the Ballyhooly Road Upgrade. The scheme will stretch from the R635 North Ring Road to the Kilbarry link road in Ballincolly. The proposed development site should tie in with the proposed scheme i.e. public realm including pedestrian and cycle provision.
- It is unclear whether the “amenity path” has been provided on the Ballyhooly Road outside the north-western part of the proposed site.
- Cycling and pedestrian provision stops are indicated at the south-western corner of the proposed pumping station location. The Board might question if there is a proposal to introduce a controlled pedestrian crossing to facilitate vulnerable road users at this location.
- The proposed development scheme appears to be in excess of the maximum parking provision requirements of the City plan.
- Applicant is proposing a car centric development with relatively minor pedestrian and cycling facilities.
- TTA requirements were scoped out with Cork City Council with a number of junctions to be assessed. These remain to be assessed.
- A number of questions regarding clarity of TTA information submitted is outlined in the report.
- Road safety audit should be carried out.
- Recommended that a programme of geophysical survey and test trenching is undertaken to determine if any unknown archaeology on site.
- AA screening report to be submitted.

- Drainage department seeks clarity on information concerning seepage rates, sewers and outfalls, SuDS strategy, run-off rates.

6.3 Consultation Meeting

6.3.1 A Section 5 Consultation meeting took place at the offices of Cork County Council on 11th June 2019, commencing at 11.30 am. Representatives of the prospective applicant, the planning authorities and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

6.3.2 The main topics raised for discussion at the tripartite meeting were as follows:

1. Phasing of Development with specific regard to Local Area Plan provisions, particularly the 'Indicative Development Programme'.
2. Traffic and Transportation including DMURS to include connectivity, pedestrian and cycle routes.
3. Development strategy to include density, layout, open space, accessibility, phasing and integration with adjoining lands.
4. Visual Impact and Landscape Strategy
5. Surface water management and Flood Risk
6. Any other matters

6.3.3 In relation to the phasing of development with specific regard to the LAP provisions, ABP representatives sought further elaboration/discussion on the status of the strategic infrastructure and service requirements as identified in the LAP, rationale for developing at this location, extent of infrastructural services to be provided and possible prematurity pending completion of related studies and infrastructure upgrades.

6.3.4 In relation to Traffic and Transportation, ABP representatives sought further clarification/elaboration on connections from site to the wider area, street hierarchy, compliance with DMURS particularly to the spine road through the development, connections through clusters and back to urban centre, permeability of residential development to urban park and school site.

- 6.3.6 In relation to the Development Strategy to include density, layout, open space, accessibility, phasing and integration with adjoining lands, ABP representatives sought further elaboration/discussion on inter alia phasing of development including infrastructure delivery (both within and outside the applicant's control), delivery of urban park including functionality and passive surveillance of open space with regard to topography of site and density across the lands.
- 6.3.7 In relation to Visual Impact and Landscape Strategy, ABP representatives sought further discussion/elaboration on status of the landscape strategy as identified in the LAP and visual impacts on landscape.
- 6.3.8 In relation to surface water management and flood risk ABP representatives sought further discussion/elaboration having specific regard to the comments in the planning authorities reports regarding this issue.
- 6.3.9 In relation to AOB, ABP representatives sought further elaboration/discussion on EIAR issues in particular greater assessment of alternatives justifying planning rationale for developing the site, consideration of cumulative effects on the wider area and phasing of development.
- 6.3.10 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-304350-19' 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 authorities 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 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 as 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:

1. Timing and Phasing of Development

Further consideration of documents as they relate to the planning rationale for developing at this location having specific regard to the general sequential approach to developing on serviceable lands proximate to urban centres, the topography of the lands and potential environmental and sustainability impact of the proposed development in the wider area, the possible prematurity of development at this location pending the completion of Infrastructure related studies and upgrades as set out in the 'Indicative Development Programme' in the Cobh Local Area Plan 2017 and the extent of infrastructure to be delivered in Phase 1 of the proposed development. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Site Topography

Further consideration of the documents as they relate to the proposed changes in the topography of the site having specific regard to urban design and environmental considerations given the extent of 'cut and fill' activities proposed. Further consideration should also be given to, inter alia, excavation methods to be used on site, volumes of soil and rock to be excavated/extracted, re-used and/or removed off site, associated traffic movements to and from the site. Such details should be included in the Environmental Impact Assessment Report. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Water and Waste water infrastructure

Further consideration/clarification of the documents as they relate to the required extension in water and wastewater infrastructural network to serve the proposed development. The prospective applicant is advised to liaise with Irish Water with

regard to the nature of works required to address any proposed extension to the network. The documentation at application stage should provide details with regard to the network extensions including layout and design details and the timelines involved relative to the construction and completion of the proposed development. Further where any infrastructural works form part of an application, details/agreements regarding asset management upon completion of such works should be clearly set out.

4. Surface water management and Flooding

Further consideration of documents as they relate to the potential for increased risk of flooding in the wider area including the Blackpool area. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted. The prospective applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.

5. Traffic and Transportation

Further consideration of documents as they relate to the delivery and timing of road infrastructure upgrades in the wider area as identified in the Local Area Plan including connectivity of the proposed development to the urban centre, the proposed urban park and the school site. Further consideration of how the layout, proposed spine road and access arrangements are consistent with the principles of Design Manual for Urban Roads and Streets should be provided. Further consideration should also be given to the impact of the proposed traffic upon Ballyhooly road pending the delivery of connections in the wider Urban Expansion Area. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

6. Residential Density

Further consideration of documents as they relate to the residential density of the site. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated

'Urban Design Manual') and the phasing arrangements on site. Particular regard should be had to the need to develop at a sufficiently high density to underpin the efficiency of existing or planned public transport services and to how the net density was calculated having regard to the provisions of Appendix A of the aforementioned Guidelines. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

7. Public Open Space

Further consideration should be given in relation to the design rationale/justification outlined in the documents as it relates to the open space proposed particularly in the context of ensuring delivery of the public urban park as identified in the local area plan, the quantum and usability of the active open spaces on the site, integration and connections to the proposed public urban park, ensuring surveillance of the open spaces, and addressing level changes across the site. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

8. Design, Layout and Unit Mix

Further consideration of documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines and also reference to the Design Manual for Urban Roads and Streets. The matters of unit mix, the configuration of the layout, design and alignment of roads, how the development including consideration of the phasing arrangements contribute to the creation of a high-quality urban extension to Ballyvolane whilst respecting the existing landscape character of the site should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Details of any consultations undertaken with the Department of Education and Skills with regard to the lands reserved for a 16 classroom primary school.
 2. Having regard to the difference in levels across the site, details of existing and proposed changes in contours/levels across the site. Photomontage images and cross-sections at appropriate intervals to illustrate the topography of the site, showing proposed dwellings, access roads including the proposed spine/distributor road and public open space areas.
 3. Details of undergrounding or re-routing of any overhead ESB power lines.
 4. A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Connections from surrounding areas through the subject site should also be indicated.
 5. A construction and demolition waste management plan should be provided.
 6. A phasing plan for the proposed development should be provided which clearly indicates the extent of transport, social and community infrastructure that it is proposed to deliver in each phase having specific regard to the provisions of the local area plan.
 7. Landscaping proposals including an overall landscaping masterplan and for the development site including the proposed urban park. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including boundary treatments should be submitted.
- 8.4 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. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Córas Iompair Éireann
6. Transport Infrastructure Ireland
7. National Transport Authority
8. Commission for Energy Regulation
9. Irish Aviation Authority
10. Local 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.

Joanna Kelly

Senior Planning Inspector

17th June 2019

