



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-305825-19

Strategic Housing Development	449 residential units, crèche and all associated works.
Location	Maryborough Ridge, Moneygurney, Douglas, Co. Cork.
Planning Authority	Cork City Council.
Prospective Applicant	Glenveagh Homes Limited.
Date of Consultation Meeting	6 th December 2019.
Date of Site Inspection	23 rd November 2019.
Inspector	Daire McDevitt.

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

- 2.1 The development site has a stated site area in the application form of 12.93 hectares and is located on zoned lands within the development boundary of the Ballincollig Carrigaline LAP 2017, approximately 5km southeast of Cork City centre, and c. 2km southeast of Douglas village, within the jurisdiction of Cork City Council following the boundary review in 2019. The site itself is extensive with a significant change in levels across the lands and elevated vis a vis the surrounding area. There are mature trees and hedgerows that delineate existing field boundaries within the site and form a strong barrier along the N28 (Cork to Ringaskiddy Road) which forms the northern boundary of the applicant's landholding.
- 2.2 The site is part of a larger residential development at Maryborough Ridge which has developed sequentially over a number of years. The prospective applicant is in the process of building out an extant permission for 198 units. A portion of the 16/7271 site is included within the SHD red line boundary and proposal includes modifications to the permitted layout and 80 units granted under 16/7271.
- 2.3 The site is bounded to the north by an area under construction and Maryborough Ridge housing development, to the south by agricultural lands, to the east by Applewood and agricultural lands and the west by the N28 and lands which are the subject of CPO as part of the M28 project which is the subject of Judicial Review at present.

3.0 Description of proposed development

The applicant is proposing a residential development comprising of 449 units (315 houses, 23 duplex and 111 apartments). It also includes modifications to the permitted site layout and 80 units permitted under 16/7271.

Site Area	12.93 hectares (application sites that the approx. nett developable area is 12.81ha as the roadway at the entrance north of the site is excluded).
Houses	315 <ul style="list-style-type: none"> • 259 terraced/townhouses. • 56 semi-detached.
Apartments	111 (of which 88 are in the 3 apartment blocks and 23 are part of duplex).
Duplex	23 (catering for 46 units which includes the 23 apartments noted above).
Height	2 to 3 storey (houses and duplex) and 5 storey (apartment blocks).
Crèche	586sq.m (80 places).
Open Space	1.93 hectares (0.9ha is passive and 1.03ha is active), MUGA, play areas, pocket parks, landscaped areas and wooded trail.
Carparking	623: <ul style="list-style-type: none"> • 522 (houses & apartment/duplex). • 85 (apartment blocks). • 16 (crèche).
Part V	45
Density	35 uph

The unit mix is as follows:

Table 1: Unit Mix

No. of bedrooms	No. of Units	% of total
1 bed	51	11
2 bed	178	40
3 bed	198	44
4 bed	22	5

There are 16 house types, 4 own door duplex/apartments types and 3 apartment blocks.

4.0 Planning History

Overall Residential Development at Maryborough Ridge:

Phase 1 (156 units permitted and 156 completed):

04/963 permission for 156 units.

Phase 2 (54 permitted with 31 completed):

04/5681 permission for 63 units (subsequent modifications under 07/11814 & 10/5115).

07/11814 permission for 21 units (replaced 34 no. units permitted under 04/5681).

10/5115 permission for 19 units (replaced 15. No. units permitted under 07/11814).

10/08811 permission for 10 units.

13/5764 permission for 11 no. serviced sites.

13/5830 permission refused for 10 units.

Phase 3 (28 permitted with 28 completed):

04/9782 permission for 28 units.

Phase 4 (26 permitted and 26 completed):

05/1892 permission for 26 units.

Phase 5 (60 permitted and 60 completed):

05/2671 permission for 60 units.

Phase 6 (52 permitted and 36 completed):

05/9703 63 units permitted (reduced to 37 units after 26 apartments were replaced under 08/10209).

08/10209 permission for 15 units (replaced 26 units under 05/9703).

Phase 7 (57 permitted, none completed to date).

06/13815 (ABP Ref. PL.04.226043) permission for 64 units.

08/8492 (ABP Ref. PL. 04.232611) permission for 25 units (replaced 40 no. units under 06/13815).

09/5371 (ABP Ref. PL.04.234318) permission for 57 units (replaced 06/13815 & 09/5371).

Phase 8 (118 units under construction by the prospective applicant):

16/7271 permission for 198 units (replaced 57 units under 09/5371). This included the provision of a roundabout on Maryborough Hill.

574 residential units permitted under the 8 phases of which 455 are stated to be completed.

Extension of Durations:

12/4347 extended 07/11814.

14/6462 extended 09/5371 (ABP Ref. No. PL.04.234318).

N28 (to the west):

ABP Ref. PL.04.MA0014-Cork County Council M28 Cork to Ringaskiddy Project Motorway Scheme, Protected Road Scheme and Service Area Scheme, 2017.

Approved by ABP in June 2018. Currently the subject of Judicial Review.

Strategic Housing Developments:

ABP 304367-19 Cairn Homes were granted permission in October 2019 for 472 residential units at Castletreasure/Maryborough, Douglas, Co. Cork to the north west of the N28.

5.0 National and Local Planning Policy

5.1 National

Having considered the nature of the proposal, the receiving environment, the documentation on file, including submission 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’).
- ‘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.’
- ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.’
- ‘Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.’

Other relevant national guidelines include:

- Project Ireland 2040, National Planning Framework.

5.2 Local Policy

The development site is located within the Cork City boundary following the extension of the city boundaries in 2019. The Development Plans for Cork City and Cork County have yet to be updated, therefore reference to policies, zonings, designations and maps refers to the Plans in place prior to the change in boundaries.

5.2.1 Cork County Development Plan 2014-2020

The Cork County Development Plan 2014-2020 is the statutory development plan for the County. Chapter 2 of this plan refers to the Core Strategy for the County. The development lands are located within the Cork metropolitan area.

The southern portion of the site is located within the designated **Strategic Metropolitan Green Belt Area** and Objective **GI 8-1** *Protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements. These areas are labelled MGBI in the Metropolitan Greenbelt map (Figure 13.3) and it is an objective to preserve them from development.*

5.2.2 Ballincollig / Carrigaline Municipal District Local Area Plan 2017

The development lands are located within the development boundaries for **Cork City South Environs** with the majority of the site forming part of a block of lands zoned for Medium A density residential development, of a range between 20-50 units per ha. There is a specific **SE-R-08** zoning objective which provides for *Medium A density residential development.*

Relating to the N28 which bounds the applicant's landholding to the west.

Objective **RY-U-02** *M-28 Cork to Ringaskiddy Motorway Scheme. Finalisation of this route and development of the road will be subject to Environmental Impact Assessment and where necessary Habitats Directive Assessment. Regard will be had in the design of the route to avoiding and mitigating impacts on sensitive environmental and heritage resources, as well as impacts on communities.*

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, schedule of documents; Design Statement; Statement of Consistency; Environmental Report; Schedule of Accommodation, Part V, Section 247 Meeting details, Irish Water correspondence, Construction and Environmental Management Plan, Letter of Consent from receivers, DMURS compliance Statement, Arboricultural Report, Housing Quality Assessment, CGIs, Engineering Services Report, Engineering Drawings; and Landscape details.

6.1.3 I have reviewed and considered all of the documents and drawings submitted. Details submitted indicates that an EIAR is currently being prepared to fully assess the possible effects on the environment.

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 City Council, submitted a note 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 29th November 2019.

6.2.2 The planning authority's opinion included the following matters:

- **Details of Section 247 Consultations** – Minutes are provided as an appendix to the report.
- **Planning history** – Reference is made to the extant permission (16/7271) on the northern portion of the site and the extensive planning history associated with Maryborough Ridge.
- **Policy and Principle**- Site forms part of Ballincollig Carrigaline LAP and reference is made to the specific local objectives pertaining to the site. Reference also to the Strategic Metropolitan Greenbelt Area and Objective GI 8-1 (Cork County Development Plan).

While it is considered that the principle of a residential development as a land use is acceptable, particularly given the history of planning permission associated with the site, the appropriateness of the current proposal must be assessed against the specific requirements of the zoning objectives,

including local and national planning policies. It is considered that further information is required to assess whether the proposal meets these requirements.

- **Density and housing mix** – The net developable area is described as 12.81 and would give rise to a density of 35 units per hectare, the cover letter states that this excludes 0.21ha which relates to the roadway at the entrance north of the site).

The Guidelines on Sustainable Residential Development in Urban Areas 2009 takes precedent over the density requirements set out in the development plan. It states that for outer suburban/Greenfield sites densities in the general range of 35-50 per hectare are encouraged. The proposed density, calculated at 35 units per hectares is low in this context. In the interest of optimisation of the use of zoned and serviceable lands the Board is requested to consider requesting a higher density on this site.

- **Visual Impact**

The subject lands are in an elevated location and represent the highest point on the east/west ridge that separates Cork City and the harbour area from the Carrigaline area to the south. The lands are also quite steep.

No site survey is submitted. Request that the Board direct the applicants to provide a site survey showing all existing levels as part of any subsequent application.

The exposed nature of the site, its elevated location and level changes could lead to a significant visual impact. The subject site is also one of the most southerly zoned parcels of land in the southern environs of the city therefore the proposed development is likely to result in a significant change from the current rural/greenfield setting, particularly when viewed from the west and south.

A full and robust VIA of the site is required. The Board is asked to request additional information to include contiguous elevations, 3D coloured photomontages of significant views and that a VIA should be submitted as part of the EIAR.

- **Urban Design and Layout**

The overall site layout relates to the existing contours and thus is commended. 3 no. five storey apartments block are located on the south west of the site which has the steepest topography and consequently it is best suited as a typology for this location with minimum visual impact on the overall site. The streets adhere to the contour level and similarly the terraced housing that form streets.

The scale of the development at 449 dwelling units is 'broken down' by the creation of character areas using different colour brickwork which assists in creating an identity to an area and a sense of place. The proposed landscaping is coherent with its location and to a high standard.

- **Connectivity & Accessibility**

Refer to the Area Engineer, The Roads Design (Planning) and Traffic Operations Section reports.

- **M28 Scheme**

The Area Engineers requests that the Board note the published and approved CPO line for the proposed M28 motorway and ensure that the lands subject to the CPO are not encroached upon. Further the report indicates that any connection from the subject site to the Ballybrack Greenway/Old Carrigaline Road cannot be affiliated under the proposed M28 scheme has been made operational.

The proposed connection to the greenway (as indicated on Dwg. No. 19021/P/0003) does not correspond to the pedestrian facilities indicated in the M28 scheme. It is suggested that this should be relocated within the site, most likely to the south western corner, subject to agreement with the TII. Request that the Board require the submission of a drawing showing the exact line of the proposed M28 CPO and ensure that the pedestrian/cycleway connections to the greenway accord.

The proximity of the development to the M28 scheme also gives rise to concerns relating to noise. Request that the Board require appropriate noise mitigation measures to the TII Design Goal of 60dB Lden at all residential components of the proposed development to be agreed with the TII.

- **Access Arrangements and Connectivity** – The Road Design Section has highlighted the need for a Road Safety Audit, Access Audit, Walking Audit and a Cycles Audit.

A TTA should be prepared that, in addition to the two junctions highlighted in the application, should also include (as a minimum): 1) Coach Hill (L-2472)/ Rochestown Road (R-610) Junction, 2) Maryborough Hill (L2470) arm of the Fingers Roundabout and 3) Clarke’s Hill (L-2471)/Coach Hill (L-2472) Junction. The TTA should also include the cumulative impact of recently permitted developments including the SHD at Castletreasure (ABP Ref. 304367-19).

Request that the Board require a bus terminal or stop point within the new development. The more centrally this is located to the scheme the greater the benefit.

Request that the Board request that the applicant submit:

- Full details of an accessible, inclusive, comprehensive and prioritised pedestrian network to create a more attractive and safer environment.
 - Design details of high quality cyclist provision within the development and commitment to a high quality, legible connection to the future Ballybrack Shared Use Pedestrian/Cyclist Scheme.
- **Construction Traffic** - The Traffic Operations Section have noted the requirement for a Construction Traffic Management Plan.
 - **Parking.** The Traffic Operations Section have highlighted the requirement for a Car and Bicycle Parking Strategy.
 - **Shared Space/surfaces.**

Request that the Board require that the applicant review, redesign and submit sufficient details of materials, finishes and other measures in relation to shared surfaces to ensure the objective of shared surfaces is achieved.

- **Drainage** – The Board is requested to require the applicant, prior to submission of the formal SHD application, to engage with Irish water and address outstanding issues.

The Area engineer has raised concerns regarding the route the stormwater will take through adjoining lands before discharging on to the public road at

Mayborough Hill. As the applicant has not made clear whether the applicant controls all of the lands the Board is requested to require that the applicant identify the entire route as far as the connection point to ensure that any necessary permission is provided.

Concerns were also raised in relation to the number of attenuation tanks proposed and the issues pertaining to their maintenance.

The Drainage Section is satisfied with the level of detail providing vis a vis SuDS measures and any outstanding issues could be addressed by condition.

- **Heritage/Environmental -**

An EIAR is required as the site exceeds 10ha. – Following scoping it was set out at the initial pre-planning meeting with the planning authority that EIAR is being considered.

An Archaeological Assessment that takes note of the work undertaken previously for planning permission 16/7271 should be included in the EIAR.

- **Design** –A Housing Quality Assessment was submitted and noted.

A random sample of units selected showed discrepancies in the documentation submitted, this should be addressed and clarified at application stage.

The City Architect raised a number of issues that the Board should request that the applicant address:

- Incorporation of hallways into rooms and the diagonal circulation in these rooms provides poor living accommodation.
- Further consideration of the units with a view to incorporating design elements to improve thermal conservation. On north south oriented dwellings, the design of the houses should consider sunlight and living rooms.

- **Part V** – Details relating to cost should be included at application stage.

Conclusion:

The City Council request that the Board require the applicants to submit additional information in order to allow a detailed assessment of any resulting full SHD application.

The Planning Authority Opinion referred to internal technical reports and recommendations, it should be noted however that these were not included in the planning authority submission and were submitted following a request by An Bord Pleanála.

These included reports from the following Sections:

- Traffic Operations.
- Roads Design.
- Area Engineer.
- Archaeologist.
- City Architect.
- Water Services.
- Environment.
- Housing.

6.3 Submission from Irish Water

A submission was received from Irish Water and is available on file. In summary, the submission states that:

- A Confirmation of Feasibility for 450 residential units issued.
- The applicant must enter into a Project Works Service Agreement with IW to carry out technical surveys and investigate the available capacity of the wastewater network and to determine the full extent of any upgrades that may be required. Any upgrades would be determined by the outcome of the studies and investigations.
- Upgrades to the Carr's Hill reservoir are required to secure drinking water supply to this development, however, as this involves the installation of a generator onsite, no third party or statutory consents are required for this work.
- IW confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the

developer, the proposed connection(s) to the Irish Water networks can be facilitated.

7.0 Consultation Meeting

7.1 A Section 5 Consultation meeting took place at the offices of Cork City Council on 6th December 2019, commencing at 11.30 am. Representatives of the prospective applicant, Cork City Council and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

1. Development strategy for the site to include consistency with zoning objective SE–R-08 and national policy, density, integration of development site with the Strategic Metropolitan Green Belt Area.
2. Planning history.
3. Urban Design to include, layout, open space, connectivity/permeability.
4. Design, orientation and finishes/materials of residential units.
5. Visual Impact Assessment.
6. Traffic and Transportation.
7. Drainage including flood risk and service connections.
8. Connection to the Ballybrack Greenway and pedestrian routes identified in the M28 project.
9. M28 (Noise, CPO lands).
10. Any other matters.

7.3 In relation to, specific objectives pertaining to the site, ABP representatives sought further discussion/elaboration on these in particular SE-R-08 and GI 8-1 and how the proposed development is consistent with these objectives.

7.4 In relation to the planning history of the site and adjoining residential development, ABP representatives sought further discussion/elaboration on the planning history of the site and implications for the SHD application, the requirement for two childcare facilities and overall development strategy for the scheme.

7.5 In relation to Urban Design including layout, open space, connectivity/permeability, ABP representatives sought further discussion/elaboration on the development strategy for the site, layout and design response including use of qualitative materials and open space hierarchy and shared surfaces particularly given the topography of the site and the creation of connections to adjoining lands.

- 7.6 In relation to Design, orientation and finishes/materials of residential units, ABP representatives sought further discussion/elaboration on the creation of strong urban edges, in particular how the units interact with and address the access road serving Maryborough Ridge and internally within the proposed scheme, the orientation of the units and internal layout to maximise thermal conservation and ensure adaptability, external materials and finishes.
- 7.7 In relation to Visual Impact Assessment, ABP representatives sought further elaboration/discussion on the views to be addressed, including additional CGIs and/or CGIs from additional vantage points (with input from the Planning Authority).
- 7.8 In relation to Traffic and Transportation, ABP representatives sought further elaboration/discussion on the junctions to be included in the TTA, the cumulative impact of existing and permitted residential developments, crèche traffic and set down areas, parking and mobility management.
- 7.9 In relation to Drainage including flood risk and service connections. ABP representatives sought further elaboration/discussion on flood risk assessment, storm water proposals and routes, attenuation proposals and IW requirements.
- 7.10 In relation to Connection to the Ballybrack Greenway and pedestrian routes identified in the M28 project, ABP representatives sought further elaboration/discussion on location of linkages and compatibility of the proposed shared use scheme.
- 7.11 In relation to M28 (Noise, CPO lands), ABP representative sought further elaboration/discussion on mitigation measures in terms of landscaping and materials to be used in the residential units and potential encroachment on CPO boundaries
- 7.12 In relation to Any Other Matters, ABP representatives sought further elaboration/discussion in relation to the screening report in relation to Appropriate

Assessment, EIAR to address cumulative impact. It was also noted that there should be consistency between all documents/information submitted with any application.

7.13 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-305825-19' 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.

8.0 Conclusion and Recommendation

- 8.1 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 and as amended by Section 50 of the Planning and Development (Amendment) Act 2018.
- 8.2 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 plans for the area.
- 8.3 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.
- 8.4 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.

8.5 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.

9.0 Recommended Opinion

9.1 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.

9.2 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.

9.3 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. Policy

Further consideration and/or justification of the documents as they relate to the consideration of the objective SE-R-08 and the Strategic Metropolitan Green Belt Area objective GI 1-8.

2. Urban Design Response and Layout

Further consideration and/or justification of the documents as they relate to the rationale of the proposed residential layout and urban design response with particular regard to the creation of shared surfaces areas within the overall site, the creation of active and architecturally appropriate urban street frontages having particular regard to the site context and significant difference in levels across the site, and how the proposed elevational treatments respond to the site context to ensure a qualitative design response with optimal passive surveillance of public and private open spaces throughout the scheme and the creation of strong edges within the scheme and addressing the Maryborough Ridge access road.

Further consideration and/or justification of the documents are they relate to the landscaping plan and the hierarchy, function and usability of public open spaces-including the use/linking of green areas throughout the scheme. All proposed SUDs features should be clearly identified on a site layout plan with proposals as to how the features will enhance/contribute to a sense of place. Computer Generated Images and long cross-sections should be submitted to show changes in levels and inter alia, the interface of boundary treatments and SuDs to public open spaces/streetscape

Further elaboration including detailed site survey, illustrations of how the site analysis/context informed the proposed layout and urban design response would be useful. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Movement and Transportation

Further consideration and/or justification of the documents as they relate to vehicular, cycle and pedestrian connections including legibility and permeability through the development site to contiguous residential lands, the Ballybrack Greenway and the M28 pedestrian links and the provision of possible future connections to lands to the south from the development site.

4. Surface water management and Risk of Flooding

Further consideration and/or justification of documents as they relate to surface and storm water management for the development lands. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal and SuDS measures proposed for the scheme. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices').

Detailed rationale and/or justification of the storm water route and requirement for third party consents.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

9.4 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. Detailed rationale for the proposed residential density and housing mix with regard to the provisions of the current Cork County Development Plan (during the period of transition or the adopted Development Plan at the time of lodgement of an application and relevant national and regional planning policy including 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).
2. Detailed rationale for the development strategy for the site having regard to extant permissions at Maryborough Ridge. This shall include full and comprehensive details of permissions granted and under construction and

clarity of phasing and integration of the proposed SHD application relative to existing permissions (where dependency and integration exists).

3. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
4. (a) Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Cork City Council.
(b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual.
(c) A Parking Strategy and Mobility Management Plan.
(d) A Quality Audit that includes: a) Road Safety Audit, Access Audit, Walking Audit and Cycle Audit.
5. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants of the proposed scheme). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted.
- 6 a) Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal if proposed. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments

should be submitted. Sections should be submitted at key locations where the public open spaces interface with proposed residential units.

b) Details of any 'cut and fill' proposals, retaining walls should be provided.

7. Visual Impact Assessment, including photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential developments and the N28. It should also include long views of towards the site from the west and south in particular.
8. A report identifying the demand for school and crèche places likely to be generated by the proposal and the capacity of existing schools and crèches in the vicinity to cater for such demand.
9. Respond to issues raised in the Drainage Section Report dated 22nd November 2019 and the Douglas Area Engineer Report dated 20th November 2019.
10. A draft Construction & Environmental Management Plan and a draft Waste Management Plan.
11. a) A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
b) A site layout plan indicating all areas to be taken in charge.
12. A Noise Impact Assessment and mitigation.

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. Cork City 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 2018 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Dáire Mc Devitt

Planning Inspector

6th January 2020