



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-308980-20**

Strategic Housing Development

189 no. residential units (124 no.
houses and 65 no. apartments)

Location

Coolflugh, Cloghroe, Tower, Cork

Planning Authority

Cork City Council

Prospective Applicant

Cloghroe Development Limited

Date of Consultation Meeting

5th March 2021

Date of Site Inspection

24th February 2021

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 development site is undeveloped agricultural lands at the settlement of Cloghroe, located at the north western outskirts of Cork City. The site fronts onto the R617 (Cloghroe to Blarney) road, which is served by the 215 bus route linking Cloghroe to Blarney, Cork City Centre and Mahon. The R617 / R579 junction is nearby to the south of the site. There are established residential areas to the north, east and south of the site. The village centre of Cloghroe is located to the south east, at the R617/R579 junction, and comprises a neighbourhood centre, church and primary school.
- 2.2. The site has a stated area of 7.5 ha and currently comprises several agricultural fields. Ground levels drop from the road frontage and the topography within the site is undulating and generally rising to the north west. There is a stream through the western site of the site, which discharges to the Owennagearagh River on the southern side of the R579. There are also marshy lands within the site area. There is two storey housing within the Senandale development to the immediate south of the site, as well as a one off house to the north east and a cul-de-sac of individual houses to the north. The site has a long frontage to the R617 along its eastern boundary, with an existing bus stop at this location. There is no footpath along the site frontage at the western side of the R617, with an uncontrolled pedestrian crossing to the north of the development site. The red line site boundary along the R617 includes lands in the ownership of Cork City Council, a Letter of Consent from Cork City Council is submitted.

3.0 Proposed Strategic Housing Development

3.1. The proposed development involves the following key points:

Site Area	7.5 ha
No. of Residential Units	189
Other Development	Café (186 sq.m.) Retail food store (1,315 sq.m.)
Height	2 storey housing 4 no. 3 storey apartment blocks
Residential Density	31.9 units/ha Based on a 'net developable area' of 5.86 ha
Dual Aspect	94% of apartments/ duplex units
Amenity Space	20% of total site area (14% of 'developable area') Includes urban plaza and public open space at R617 frontage
Roads	2 no. vehicular entrances to the R617 – southern access to serve the retail unit and café and northern access to serve the creche and residential development Upgrade of R617 including relocation of bus stop, pedestrian and cycle facilities and indicative bus route Pedestrian access from cul-de-sac to north of site
Cycle Parking	112 no. cycle parking spaces in total
Car Parking	296 no. car parking spaces for residential and creche 101 no. car parking spaces for retail
Part V	Transfer of 18 no. units to CCC
Childcare	Creche (42 no. childcare spaces)

Site Services	Storm water drainage including SUDS measures and attenuation tanks, to ultimately discharge to the Owennagearah River via a storm sewer on the R617. Connection to existing foul network and IW watermain on the R671.
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3.5. The following housing mix is proposed:

Unit Type	No. of Units	%
Houses		
2 bed	22	12%
3 bed	44	23%
4 bed	58	31%
Apartments (Duplex)		
1 bed	37	20%
2 bed	26	14%
3 bed	2	< 1%
Total	189	

4.0 Planning History

4.1. Development Site

4.1.1. There is no planning history on file in relation to the development site.

4.2. Adjoining Site to South West

4.2.1. Reg. Ref. 19/5413 ABP-307785-20

Permission granted by Cork City Council for 73 no. 3, 4 and 5 bed houses. The Board refused permission on 3rd December 2020 for the following reason:

Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November, 2009, the Board is not satisfied on the basis of the information submitted with the planning application and in response to the appeal

that the applicant has provided sufficient information on the proposed measures to address flood risk on site and in the vicinity of the site, thus giving rise to a level of uncertainty both as to the adequacy of the proposed measures and the responsibility for future maintenance of the proposed flood defence scheme on public and other lands. The proposed development would, therefore, be contrary to public safety and to the abovementioned Guidelines and would seriously injure the amenities of future residents and of existing property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4.2.2. Reg. Ref. 18/4947 ABP-302594-18

Permission granted by Cork County Council for 73 no. houses. The Board refused permission on 25th February 2019 for the following reason:

The southern portion of the proposed development is located in an area which is at risk of flooding. Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', it is considered that the proposed development would be premature pending the carrying out of works to mitigate flooding along the R579. The proposed development would, therefore, be contrary to public safety and to the above-mentioned Guidelines and would give rise to serious injury to the amenities of future residents and would be contrary to the proper planning and sustainable development of the area.

5.0 National and Local Planning Policy

5.1. Project Ireland 2040 - National Planning Framework

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

vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights. The NPF sets out an ambitious vision for Cork, which includes growing and diversifying Cork's employment base and creating an enhanced urban environment, and sets a target population of 314,000 for Cork city and suburbs by 2040.

5.2. Regional Spatial and Economic Strategy for the Southern Region

5.2.1. The following Regional Policy Objectives are noted:

RPO 35(b) Support for Compact Growth

Development Plans shall set out a transitional minimum requirement to deliver at least half (50%) of all new homes that are targeted in the Region's three Cities and suburbs of Cork, Limerick and Waterford, within their existing built up footprints in accordance with NPF National Policy Objective 3b. This will be evidence based on availability and deliverability of lands within the existing built up footprints.

Cork MASP Policy Objective 1 (b);

To promote the Cork Metropolitan Area as a cohesive metropolitan employment and property market where population and employment growth is integrated with: (i) the city centre as the primary location at the heart of the metropolitan area and region reinforced by (ii) the continued regeneration, consolidation and infrastructure led growth of the city centre, Cork City Docklands, Tivoli and suburban areas (iii) active land management initiatives to enable future infrastructure led expansion of the city and suburbs (to be assessed by Core Strategy initiatives) and (iv) the regeneration, consolidation and infrastructure led growth of metropolitan towns and other strategic employment locations in a sustainable manner.

Cork MASP Policy Objective 2 (c):

Seek investment to achieve regeneration and consolidation in the city suburbs. Seek high quality architectural and urban design responses to enhance the uses of the waterfront and all urban quarters.

5.3. Cork Metropolitan Area Transport Strategy

5.3.1. The CMATS proposes an enhanced Bus Connects network to interchange with the Cork Suburban Rail Network, Light Rail network and the proposed Park and Ride services located around the Strategic Road Network. A Bus Connects route is

indicated for the R617. CMATS also identifies a proposed cycle network including a secondary cycle route adjacent to the site.

5.4. Section 28 Ministerial Guidelines

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

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual')
- Design Standards for New Apartments – Guidelines for Planning Authorities (as updated December 2020)
- Design Manual for Urban Roads and Streets
- Childcare Facilities Guidelines for Planning Authorities
- Urban Development and Building Heights Guidelines for Planning Authorities
- The Planning System and Flood Risk Guidelines for Planning Authorities (and associated technical appendices)

5.5. Cork County Development Plan 2014

5.5.1. The settlement of Tower is identified as a 'key village' in development plan Variation no. 1. Table B.6 of same identifies a population target of 12,070 and an estimated housing yield of 1,721 units for 2022 for villages within the Blarney-Macroom Municipal District.

5.6. Blarney Macroom Municipal District Local Area Plan 2017

5.6.1. The site is within the development boundary of Tower. LAP section 4.8.2 states that development in the area of Tower will be concentrated in Blarney, Stoneview and Monard in order to maximise the return on the planned investment in infrastructure. However, the LAP includes additional lands that adjoin the development boundary within the settlement in order to cater for additional residential development as required in Metropolitan Cork. Section 4.8.8 states that it is considered that the most appropriate lands for residential development are to the north east and south west of the town centre.

5.6.2. LAP section 4.8.16 states that there are a number of recorded flood events within the development boundary of Tower, including at the R579 /R617 junction in Cloghroe, which has been recognised as a recurring flood event. Section 4.8.17 states that any development on lands to the south west of the village will require the preparation of a comprehensive flood risk assessment of those lands and their environs showing clearly that any development will not give rise to flood risk to adjoining properties and include proposals to address existing flooding issues in the area.

5.6.3. LAP Development Boundary Objective for Tower DB-01:

Within the development boundary encourage the development of up to **182** additional dwelling units during the plan period.

6.0 Forming of the Opinion

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

6.2. Documentation Submitted

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

Planning Report; Statement of Consistency; Statement of Possible Effects on the Environment and EIA Screening; Part V Proposal; Retail Impact Assessment; Statement of Rationale on Childcare Provision; Ecology Report; AA Screening Report; Site location map, site layout plans, plans, sections and elevations; Housing Quality Assessment; Architectural Design Statement; Landscape Masterplan; Engineering Design Report; Traffic and Transportation Statement of Consistency; DMURS Compliance Statement; Servicing and engineering proposals.

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

6.3. Planning Authority Submission

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Cork City Council, submitted a copy of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 29th February 2021. The planning authority's 'opinion' included the following matters.

6.3.2. PA Comment on the Principle of Development, Density and Housing Mix

- The planning authority notes recent planning history at Tower, including several permissions for residential developments. The total number of dwellings (excluding applications for single dwellings) permitted within the development boundary area since the LAP was adopted is 187 with 66 of these at construction stage.
- While the LAP objectives are noted, it is considered that the NPF and RSES take precedence over local policy. Given the objectives and ambitious targets set by the NPF and RSES, the proposed 189 no. units are acceptable in principle.
- The proposed residential density of 31.9 units/ha is acceptable in principle with regard to the guidance for edge of town centre sites in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.
- The mix of unit types is considered acceptable and accords generally with the requirement for a mix of units as set out in the Cork County Development Plan.

6.3.3. PA Comment on Design and Layout

- The proposed commercial zone at the southern end of the site is welcomed and will enhance the existing village centre across the road, as well as giving and active and definite frontage to the R617.
- The height and scale of the development are considered to be consistent with the surrounding area and the development respects the character of the village. Visual impacts are acceptable.
- The development would generally not have any significant adverse impact on residential amenities, however it would considerably change the outlook of the adjoining one off house between the eastern side of the site and the R617.

- The following comment of the City Architect is noted:

“From an urban design stance, this proposed layout utilises the site in a rational manner by integrating the existing landscape within the proposed development and creating an ‘entrance’ to the village by means of a commercial development and consolidating the form of the village. The central area of the site – Character Area 1 – has been satisfactorily reconfigured acknowledging comments from the previous meeting. One recommendation would be to provide in Character Area 1 three storey dwellings instead of 5 No. two storey adjacent to the green space facing the road and the 2 No. two storey adjacent to the three storey duplex and the 8 No. three storey dwellings facing the green area. This additional height would enhance the corner dwellings that face onto the green area and strengthen the prominence of the village.

The overall architecture is well considered. The design of non-residential buildings is of a high design standard. The residential buildings are of good quality design. The residential housing types follow the department space standards. Solid to void massing, window proportion and pedestrian subdivision are reasonable. However, the apartment design, the windows subdivisions have what appears to be separate horizontal ventilation opening, which results in badly proportioned window design and I recommend that they are omitted.

In summary, I consider that this scheme is acceptable in architectural and urban design terms, with the above recommendations would be a welcome addition to Cloghroe Village”.

- The overall design and layout are considered acceptable. In general, the units correspond in height and scale with existing dwellings in the area.

6.3.4. PA Comment on Ecology / Landscaping

- Report of CCC Planning Policy Unit dated 25th January 2021:

“I note the Biodiversity/ecology report submitted, however the applicant is advised that there may still be issues of concern from Bio –diversity perspective particularly in relation to the management of watercourses and riparian zones within the site and is therefore strongly advised to contact the City Heritage Officer in relation to these matters”.

- CCC Senior Parks and Landscape Officer comment:

“ ... The scheme is designed around the existing natural features, retaining most of the existing hedgerows, trees and drainage corridor. The distribution of open space is good and all areas are overlooked to provide passive supervision. The landscape proposals are satisfactory in that they are designed to reflect the existing natural features giving biodiversity a strong influence in the scheme.

In the context of the above I confirm I am satisfied with the proposed layout, open space provision and landscape proposals.”

- The proposed quantum of public open space meets development plan standards.

6.3.5. PA Comment on Retail / Commercial Development

- Comment of CCC Planning Policy Unit dated 25th January 2021:

“ ... This is considered premature at this time pending the Joint retail strategy for Metropolitan Cork. It should be noted that two applications for large retail units were refused in Blarney for the same reason and the high levels of vacancy in Blarney Town Centre and as such this aspect of the application is considered premature”

6.3.6. PA Comment on Traffic and Transportation Issues

- Comment of CCC Transport Mobility Section (undated):

“... as per the initial design statement, there is one main vehicular entrance onto R617 with a separate entrance proposed for the retail/cafe section of the development. The development also proposes a form of public realm works along the R617 to create an active urban edge”.

Also:

“ ... Direct pedestrian access to the bus stop should be provided from the development to encourage modal shift ... The applicant should outline what the current public transport options for residents are in the application and how these will be promoted and supported and how the development will tie into future proposed public transport developments such as CMATS. It should be noted that it is unknown what BusConnects route will be prioritised first”.

- CCC A/Senior Executive Engineer for Urban Roads and Street Design states (undated):

“ ... The developments access junction is creating a staggered junction directly opposite an unconventional residential estate development access – the applicant is requested to formalise the junction on the opposite side and create a cross roads with their development access junction which will encourage logical, consistent vehicle turning movements and encourage slower driver speeds accessing/egressing junction ... ”

Also:

“ ... The existing pedestrian crossing to the north of the development site is located at a point of poor horizontal visibility, excessive vehicle speeds and wide c/w crossing width and is wholly inappropriate for the intensification of use that this development will create. The applicant is required to provide an appropriate, suitable pedestrian crossing across the Regional Road to the north of the site.”

And:

“ ... The Regional Road in proximity to the development site is characterised by excessive speeds and poor parking behaviour, the applicant is required to provide suitable traffic management measures on the Regional Road to encourage slower driver speeds and a less hostile environment to cyclists, thereby encouraging cycling to the local national school and other services located to the south and also north of the site”

- Further details of the proposed pedestrian and cycle routes layouts are required.

6.3.7. PA Comment on Drainage and Flooding

- CCC Drainage Section comment (undated). Further details of SUDS measures required. Also assessment of condition of surface water sewer on the R617.
- CCC Drainage Section notes history of flooding at the R617/ R579 junction in Cloghroe and states:

“Following a review of the flood modelling and FRA carried out for the previously refused (by ABP) proposed development immediately west of the subject site (planning ref. 19/05413), the drainage section has concerns in relation to the

significant flooding that was observed on the subject site, during the 1% Annual Exceedance Probability (AEP) event.

The Applicant's treatment of their western boundary has the potential to prevent the stream running along that boundary from overtopping its bank, thus channelling these flows further downstream, increasing the flood risk. While it is noted that 1,200m³ of compensatory storage is proposed, the Applicant must demonstrate that this is adequate and appropriately designed to ensure its full utilisation as and when required."

6.3.8. PA Comment on Other Matters

- The proposed 42 place childcare facility is adequate to cater for the childcare demand likely to be generated by the development.
- CCC Housing Department states that the Part V proposals are acceptable in principle.

6.4. **Submission of Irish Water**

- 6.4.1. Irish Water has issued the applicant a Confirmation of Feasibility for connection(s) to the Irish Water network(s) subject to contingencies which will include upgrades to the Cloghroe Wastewater Pump Station the cost of which will be borne by the applicant.

6.5. **Consultation Meeting**

- 6.5.1. A section 5 Consultation meeting took place via Microsoft Teams on the 5th March 2021. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.
- 6.5.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:
1. Quantum of development in the context of the Blarney Macroom Municipal District LAP 2017.
 2. Surface Water Drainage and Flood Risk
 3. Biodiversity and Management of Riparian Zone
 4. Design and Layout of Development Including Provision of Public Open Space.
 5. Roads, Traffic and Transportation Issues. Pedestrian and Cycle Connections.

6. Retail Development

7. Any Other Business

6.5.3. In relation to the quantum of development in the context of the Blarney Macroom Municipal District LAP 2017, ABP representatives sought further elaboration / discussion on:

- Any potential material contravention of the LAP should be addressed in any application made to the Board.
- The applicant will need to submit a strong rationale for the proposed quantum of development and residential density with regard to national and regional planning policy.
- Clarification around the current status of the Development Plan review by the PA.
- The Board will be bound by the development plan in place at the time the application is made but may consider draft plans on an indicative basis.
- Further information should be provided on the proposed development in the context of the overall development of the settlement of Tower.

6.5.4. In relation to surface water drainage and flood risk, ABP representatives sought further elaboration / discussion on:

- It is noted from the documentation that there is a river nearby to the south of the site with flood zones A and B and a tributary river at the development site.
- Flag potential AEP flood zones at 0.1% and surface water management issues.
- Applicant should provide details of all surface water management measures, to reduce outfall to the river to the south of the site.
- Applicant will need to consider downstream impacts in the Site Specific Flood Risk Assessment.

6.5.5. In relation to biodiversity impacts and management of the riparian zone, ABP representatives sought further elaboration / discussion on:

- Further information is required in relation the stream and wetlands at the site, including any surface water management measures and roadworks proposed in that area.
- As much detail as possible to be provided regarding the existing typography of the site, including levels in the vicinity of the watercourse and wetland area.
- Flagging that tree removal/loss of trees can be a major cause concern raised within 3rd party submissions, further details should be provided in relation to the approach taken to retention of the trees, their health and any removal processes that are proposed to ensure the best approach is being taken.
- The interrelationship of the stream and biodiversity issues will need to be further addressed within any application to the Board.

6.5.6. In relation to design and layout of development including provision of public open space, ABP representatives sought further elaboration / discussion on:

- The quantum, usability and functionality of the proposed open space should be demonstrated in the application.
- The applicant should clarify the area of 'usable' open space with regard to gradient and wetland areas.
- Further demonstrate how the levels will work on the site in relation to the open spaces and roads.
- Potential impact on adjoining residential properties will need to be fully addressed at a higher level of detail.

6.5.7. In relation to roads, traffic and transportation issues, pedestrian and cycle connections, ABP representatives sought further elaboration / discussion on:

- Compliance with DMURS should be demonstrated on individual roads and in character areas.
- The interaction of the frontage of the development with the R617 requires further consideration.
- Works to the R617 should be included in the red line site boundary if possible. The Board will require clarity as to when / how road works will be carried out.

- Any outstanding letters of consent from landowners are to be included with the application documentation.
- Further information to be provided in relation to pedestrian connectivity and how it ties into the existing area, including pedestrian crossings at the R617.
- Applicant to consider CMATS objectives regarding cycle connectivity.

6.5.8. In relation to retail development, ABP representatives sought further elaboration / discussion on:

- Queries why applicant does not consider including retail element under a separate application, given the uncertainty around retail policy in the area.
- If retail is being pursued a strong rationale will need to be included at application stage.
- Applicant to address consistency with the definition of SHD with regard to 'other uses'.
- Car parking provisions will need to be fully detailed in relation to retail along with management and allocation.

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

- No further comments.

6.5.10. 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-308980-20' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

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

- 7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.
- 7.3. Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements:

Residential Density

Surface Water Drainage and Flood Risk

Interaction with R617, Pedestrian and Cycle Connectivity

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

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

8.0 Recommended Opinion

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

application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

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

Residential Density

Further consideration / justification of the documents as they relate to the proposed quantum of development and residential density, with regard to:

- The location of the site within the boundary of Cork City;
- The Blarney Macroom Municipal District Local Area Plan 2017 and the Cork County Development Plan 2014-2020;
- National planning policy including the National Planning Framework;
- The Regional Spatial and Economic Strategy (RSES) for the Southern Region;
- Relevant S28 guidelines 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).
- The location / accessibility of the site relative to existing / proposed public transport services, district centres, retail facilities, local amenities and employment centres, including any relevant objectives in the Cork Metropolitan Area Transport Strategy (CMATS).

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.

Surface Water Drainage and Flood Risk

Further consideration / justification of the documents as they relate to the issue of surface water drainage and flood risk, with regard to:

- A Site Specific Flood Risk Assessment in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, to include hydraulic modelling of the watercourse at the development site and to address in particular any potential downstream impacts on the Owennagearagh River to the south of the site and at the R617/R579 junction.
- Detailed treatment of the watercourse on the western side of the site, including the riparian zone, such that there is no increase in flood risk, with regard to relevant guidance provided in the Inland Fisheries Ireland document 'Planning for Watercourses in the Urban Environment'.
- Detailed surface water drainage proposals for the development, to include SUDS measures where possible, and attenuation proposals with full details of proposed outfall rates, to be integrated where possible with the proposed roads design and landscaping scheme.
- Landscaping scheme to provide details of the treatment of the riparian zone and wetland areas within the site, along with biodiversity corridors.
- Detailed site layout of the development, to indicate any flood zones present at the development site based on the modelling in the SSFRA.
- The applicant is advised to consult further with Cork City Council Drainage Section in relation to these matters in advance of lodging an application.

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.

Interaction with R617, Pedestrian and Cycle Connectivity

Further consideration/justification of the documents as they relate to the road frontage to the R617 and to pedestrian and cycle connectivity to the wider area. The applicant is advised to address the following matters in particular:

- The provision of a detailed roads layout for the site frontage to the R617, as per the comments of Cork City Council Transport Mobility Section and Cork City Council Urban Roads and Street Design, to include an appropriate, suitable pedestrian crossing of the R617 to the satisfaction of the planning authority;
- Traffic calming measures to the R617;
- Relocation of the existing bus stop at the development site and associated pedestrian infrastructure;
- Cycle routes along the R617 in accordance with the guidance provided in the National Cycle Manual;
- All works to the R617 that are to be delivered by the prospective applicant should be included in the red line site boundary and the applicant should provide clarity as to the proposed timeframe for their delivery;
- The applicant shall demonstrate sufficient legal interest to carry out the proposed works at the R617;

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.

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. Statement of Material Contravention (if applicable) with regard to the matters of housing quantum and residential density.

2. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities.
3. Building Lifecycle Report.
4. A site layout plan showing which, if any, areas are to be taken in charge by Cork City Council.
5. 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 and (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.
6. Landscape and Visual Impact Assessment with photomontages and CGIs of the proposed development, to include, inter alia, consideration of visual impacts on adjacent residential areas and on any sensitive or designated views / prospects in the vicinity, with regard to relevant development plan landscape designations.
7. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures.
8. Traffic and Transport Impact Analysis, to consider cumulative impacts of permitted development in the area.
9. Rationale for the proposed car parking provision with regard to Cork County Development Plan 2014 car parking standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include a car parking management strategy, details of the allocation of car parking spaces to the proposed land uses and parking provision for the creche.
10. Retail Impact Analysis.
11. 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.

12. Part V proposals.

13. Ecological Impact Statement to include details of flora, fauna and habitats present at the site; consideration of impacts on the riparian zone of the watercourse on the western side of the site; impacts on existing wetlands at the site; the retention and management of hedgerow boundaries at the site; impact on bats including the presence of any potential bat roosts at the site.

14. AA screening report or NIS.

15. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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 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

8th March 2021