



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-310013-21

Strategic Housing Development

Demolition of existing garage and southern boundary wall, construction of 143 no. residential units (105 no. houses, 38 no. apartments) creche and associated site works.

Location

Monacnapa, Blarney, Co. Cork.

Planning Authority

Cork City Council

Prospective Applicant

Eoin Sheehan

Date of Consultation Meeting

18th June 2021

Date of Site Inspection

5th June 2021

Inspector

Elaine Power

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 subject site is located in the north-western periphery of Blarney, c. 9kms northwest of Cork City Centre. Blarney is bisected by the R617 (Blarney Inner Relief Road / Sunberry Road), the commercial area of the town is generally located to the south of the R617 and the area to the north of the R617 is generally residential in nature. The subject site is located to the north of the R617. The site has an elevated location with extensive views overlooking Blarney town centre to the south, including Blarney Castle. Levels rise steeply from south to north across the site with various undulations throughout. Knockacorbally, a local peak, with a height of 106m is located beyond the northern site boundary.
- 2.2. The site has a stated area of 7.65 ha and is currently in agricultural use. It is bound to the north and west by agricultural lands and to the south by a steep wooded ridge. The northern, western and southern boundaries have significant numbers of mature trees. There is a national school to the south, fronting onto the R617 and backing onto this heavily wooded area. To the east the site is bound by the rear gardens of detached dwellings in Sunberry Heights. This boundary with the existing residential dwellings includes a combination of mature hedge, fence/wall or left open.
- 2.3. Access to the site is from Sunberry Drive, which is a steep and narrow residential estate road, via an existing laneway / agricultural track to the south (side) of no. 1 Sunberry Drive. Sunberry Drive currently serves a single detached dwelling and twenty detached houses at Sunberry Heights and Sunberry Drive estates.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development comprises the construction of 143 no. residential units, 105 no. houses and 38 no. apartments and a creche. The works also include the demolition of a garage and a boundary wall which would be replaced with a new southern boundary wall, as well as lowering of the existing eastern boundary wall and pier at no. 1 Sunberry Drive.
- 3.2. The proposed development is accessed from an existing agricultural access from the existing Sunberry Drive residential estate road via the R617. An upgrade to the Sunberry Drive is proposed, including widening of the footpath at the junction with the R617, raised platforms, security barriers and fencing, road markings and road resurfacing to facilitate improved pedestrian / cycle connectivity.
- 3.3. The following details as submitted by the applicant are noted:

Parameter	Site Proposal
Application Site Area	7.79 ha gross / 4.1 ha net
No. of Units	143 no. (105 no. houses and 38 no. apartments).
Density	35 units per ha
Other Uses	Creche – 42 no. childcare places (309sqm)
Public Open Space	7,934sqm (19% site area)
Height	2-storey houses 3 / 4 storey apartment
Car Parking	182 no. spaces
Bicycle Parking	238 no. spaces
Vehicular Access	vehicular access from Sunberry Drive

- 3.3.1. The breakdown of unit types as follows: -

Unit Type	1-bed	2-bed	3-bed	4-bed	Total
Houses	-	8	71	26	105
Apartments	8	30	-	-	38
Total	8	38	71	26	143
% Total	5.6%	26.6%	49.6%	18.2%	-

4.0 Policy Context

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

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

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

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

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

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

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

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

4.2. **Cork County Development Plan 2014-2020**

While the site is now located within the boundary of Cork City Council (31st May 2019) the relevant statutory plans are the Cork County Development Plan 2014.

NOTE: The following includes the provisions of Variation No. 1, adopted 12th February 2018, which updates the development plan to reflect the revised housing supply figures, approach to Active Land Management and the Metropolitan Cork Strategic Land Reserve arising from the adoption of the Municipal District Local Area Plans in 2017.

Blarney is identified as a Metropolitan Town located within the Cork 'gateway' and at the second tier of the settlement strategy in the development plan Core Strategy. The strategic aim is to promote such towns as critical population growth, service and employment centres within the Cork 'gateway', providing high levels of community facilities and amenities with infrastructure capacity, high quality and integrated public transport connections. Table B1 of Variation No. 1 states that Blarney has a population target of 7,533 for 2022 from a base of 2,437 in the 2011 Census. A total of 2,566 new residential units are required for the period 2011-2022 with an estimated zoned land requirement of 103 ha.

Chapter 3: Housing includes the following policies and objectives, which are considered relevant: HOU 3-1: Sustainable Residential Communities; HOU 3-2 Urban Design; HOU 3-3 Housing Mix; HOU 4-1 Housing Density on Zoned Land, which states the following in relation to 'Medium B' residential density development (12-25 units / ha):

- Max net density extended to 35 dwellings / ha in smaller towns outside Metropolitan Cork.

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

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

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

Chapter 12: Heritage, including policies on archaeological heritage.

Chapter 13: Green Infrastructure and Environment. Section 13.5 on landscape including objectives GI 6-1: Landscape; GI 7-1 General Views and Prospects; GI 7-2 Scenic Routes; GI 7-3: Development on Scenic Routes. The site is adjacent to Scenic Routes S39 and S40.

4.3. ***Regional Spatial and Economic Strategy for the Southern Region***

A key component of the RSES is to strengthen the settlement structure of the southern region and to capitalise on the individual and collective strengths of our three cities (Cork, Waterford and Limerick-Shannon), our metropolitan areas, and our strong network of towns, villages and rural communities.

The RSES incorporates the Cork Metropolitan Area Strategic Plan which states that the sustainable growth of Metropolitan Cork requires consolidation, regeneration, infrastructure led growth and investment in a number of locations within the county including Blarney which is identified as a metropolitan town on rail corridor.

4.4. ***National Planning Framework (2018)***

The National Planning Framework addresses the issue of 'making stronger urban places' and sets out a range of objectives which it considers would support the creation of high quality urban places and increased residential densities in appropriate locations while improving quality of life and place. Relevant Policy Objectives include:

- National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Policy Objective 13: In urban areas, planning and related standards, including in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.
- National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- National Policy Objective 35: Increase residential density 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.

4.5. **Section 28 Ministerial Guidelines**

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:

- ‘Urban Development and Building Height, Guidelines for Planning Authorities’. 2018
- ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ 2020
- ‘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’

Other relevant national guidelines include:

- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

5.0 **Section 247 Consultation(s) with Planning Authority**

5.1. It is stated by the prospective applicant that a formal pre-planning consultation meeting took place with the Planning Authority in relation to the proposed development on the 17th February 2021. A summary of the consultants is outlined below: -

- The Boards previous decision to refuse permission on the site is noted.
- The proposed development contravenes the land use zoning objective, which is considered a reasonable objective.
- The proposed density is too high. Consideration of a higher density is premature pending the outcome of the CMAT’s proposals to establish if high frequency public transport would serve Blarney. This is relevant as the applicant is relying on public transport to reduce the car parking provision.

- The de-zoning of the site is not envisioned, however, its short term developability is unclear.
- The site is highly constrained due to its topography and access.
- Permeability and connectivity to the town centre is poor.
- The historic tree lines should be respected, and the development set back at the southern and western site boundaries.
- Layout is monolithic it is not sympathetic to the topography of the site. How the corners of each character area relate to each other is unclear. The positioning of gables overlooking the roads and open space is unacceptable, a more sensitive treatment of corners is required.
- The position and internal layout of the apartments is questionable.
- Blarney cannot be considered Cork City. It is a distinct settlement.
- Additional drainage details are required, including third party consent, cut and fill details, run off rates, impact on retaining structures, SuDS.
- Traffic and Transport Assessment need to be clearer and more robust.
- Clarification is sought regarding waste management for individual units.
- In conclusion the site is highly constrained. There are a number of issues around the drainage access, junction design and permeability and the proposed development is a material contravention of the sites zoning objective.

Full details of the meetings are included in the planning authority's submission.

6.0 Planning History

Subject Site

ABP 308156-20 Strategic Housing Development – Application: Permission was refused in 2020 for the construction of 150 no. residential units (112 no. houses and 38 no. apartments) and a creche on the subject site. The reason for refusal states: -

1. *The proposal for the construction of 150 number residential units, on lands zoned Medium B Density Residential Development in the Blarney Macroom Municipal District Local Area Plan 2017, materially contravenes zoning objective BL-R-03, that states Medium B Density Residential Development including detached dwellings, limited to the lower portion of the site. The proposed development includes a residential density in excess of that planned for on the lower portion of the site which has been reserved for a residential density range of between 12-25 units per hectare in the adopted land use zoning objective. It is considered that the inclusion of a residential density of 36.6 units per hectare, within an area of land for which the residential density range is 12-25 units per hectare, would be contrary to the Local Area Plan and not be in accordance with section 8(1)(a)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, which is required to be included in the public notice at application stage, therefore, the Board is precluded from granting permission for the proposed development .*

PL04.234024, Reg. Ref. 08/9047: Permission refused in 2009 for the construction of 133 no. dwellings and a creche on the subject site for the 2 no. reasons below:

1. *The site is zoned for medium density residential development limited to the lower portion of the site with the upper part of the site to be retained as open space in the Blarney/Kilbarry Local Area Plan 2005 and is part of the designated scenic landscape in the Cork County Development Plan 2009. The proposed development includes a significant number of houses on the upper part of the site which has been reserved for open space in the adopted land use zoning objective. The proposed development would, therefore, materially contravene the zoning objective for the site, would be visually obtrusive, in particular from views from Blarney Castle, a significant tourist attraction, and would be contrary to the proper planning and sustainable development of the area.*

2. *The Board is not satisfied that surface water arising within the proposed development would be adequately dealt with on site or safely discharged to the adjoining surface drainage system, and not add to or exacerbate flooding in the vicinity and downstream of the site.*

Surrounding Sites

PL04.248614, Reg. Ref. 16/7122: Permission was granted in 2017 for the demolition of an existing dwelling house and the construction of 88 no. residential units, a crèche and all ancillary site development works on a site c. 215m north east of the subject site.

7.0 Submissions Received

Irish Water: In respect of wastewater upgrades to the network are required. In this regard upsizing of c. 320m of 150mm diameter sewer and upsizing of c. 310m of 225mm diameter sewer. Currently there are no plans to upgrade these sewers. The upgrade would be at the developer's expense.

In respect of water, records indicate that there are existing assets within the site. The exact route of this pipe would need to be investigated. The applicant must engage with IW in regard to an assessment of feasibility of any diversions which may be required. The findings of the assessment must be agreed with IW to ensure adequate protection of existing assets and to ensure appropriate separation distances can be achieved.

8.0 Forming the Opinion

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

8.2. *Documentation Submitted by Applicant*

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.

The information submitted included the following: SHD application form, Planning Report and Statement of Consistency, Statement of Material Contravention, Design Statement, Housing Quality Assessment, Advisory Report: Blarney Housing Requirement, Childcare needs Assessment, School Demand Report, Ecological Impact Assessment, Environmental Impact Assessment Screening, Screening for Appropriate Assessment, Archaeological Assessment, Landscape and Visual Impact Assessment, Landscape Design Rationale, Building Lifecycle Report, Engineering Services Report, Transportation Assessment Report, Construction Environmental Management Plan, Part V Costs and Methodology, Lighting and Power Specifications, CGI's and Photomontages.

Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. This statement has been submitted, as required.

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

9.0 **Planning Authority's Submission**

9.1. 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 19th May 2021.

9.2. Cork City Council's written opinion includes relevant policy context, details of pre-planning, departmental reports and an assessment of the proposed development. The content of the report is summarised as follows:

Principle of Development: The principle of residential and creche use at this site is generally acceptable.

The site is zoned medium density (12 – 25 units per ha). The density as proposed (35 units per ha) is higher than that prescribed in the sites BR-R-03 zoning objective. Compliance with local and national policy guidance in relation to density is a key consideration in relation to this site. The higher densities prescribed in the NPF are not necessarily relevant in areas such as Blarney. Blarney is a small town which does not share the same characteristics as Cork City, in terms of density, services etc. Attention is drawing to circular NRUP 02/2021 Residential Densities in Towns and Villages.

The population of Blarney is currently less than 3,000 persons and is, therefore, categorised as a small town. It is envisioned that Blarneys population and housing stock would grow but at a much slower rate than Cork City and suburbs. This is due to a number of factors, including water services and road constraints.

Public transport improvements for the Blarney area are not at a detailed level of planning which may lead to increased car dependency for this development.

Housing Mix: More detached dwellings would be desirable.

Conservation / Visual Impact: The site is directly north of Blarney Castle and is generally screened by mature trees. The development would be visible from the upper levels of the Castle. The setting back of dwellings from the western boundary should be considered as this would allow for mature hedgerow to be maintained.

The scheme is located on the western boundary of Blarney's development area, therefore, increasing the visual impact that the development may have. It is recommended that cross sections through the site and Blarney Castle are provided to allow for the full assessment of any potential impact.

It would be preferable to have a greater separation distance between the southern boundary and the apartments to ensure the continued health of the trees, retain views from the Castle and for the amenity of the future residents.

Urban Design, Layout and Residential Amenity: The development should be of a high quality standard, including open space and quantitative standards for apartments and houses and sustainable connectivity to the town centre.

The site is located on a prominent elevated site. A scheme with a lower density and considered design would be more appropriate. Revisions to the large block formations and gables fronting onto services roads and open spaces should be considered.

Revisions to the layout of the public open space to allow for a more practical and usable space should be considered.

It is important to ensure adequate priority is given to pedestrian / cyclists within the development and that the development links in with its surroundings as opposed to constituting a standalone car dependant development.

With regard to private open space concerns are raised regarding irregular shaped gardens and the implications for residential amenity of the occupants.

Concerns regarding overlooking of rear gardens from within the scheme.

Consideration of reconfiguration of apartments to provides living spaces on the southern elevation.

Concerns regarding overshadowing of apartment units from existing trees. A greater separation distance would be preferable.

The impact of the proposed development on existing dwellings in Sunberry Estate includes visual impact, overlooking and overshadowing. Having regard to the site topography, the proximity of the proposed dwellings to the north and west of Sunberry requires further consideration.

Access Arrangements and Connectivity: The report of Road Design Section is noted. It raises issues of sightlines and speed surveys in relation to the junction of the R617 and Sunberry Drive.

There are significant gaps in the receiving pedestrian network which need to be addressed having regard to the scale of the proposed development, the intensification of use of the existing network and the applicants forecasted modal split.

Clarification of information outlined in the Traffic and Transportation Assessment is required.

Surface Water Disposal and Site Services: The reports of the Drainage Section, the Environment Section and the Area Engineer are noted.

Drainage concerns regarding the location of the apartments in respect of wayleaves / retaining walls, stormwater assessment discrepancies and the application of SuDS. It is advised that further consultation is required.

Concerns are also raised in respect of surface water proposals. The applicant is required to survey the public storm system.

The Environment Section seeks an operational waste management plan.

Car / Bicycle Parking Requirements: The quantum of cycle parking is satisfactory. The quantum of car parking is below development plan standards. However, it is satisfactory subject to the implication of a mobility management plan.

Part V: It is recommended that the applicant consult with the Housing Section prior to lodging an application.

Childcare Facilities: Compliance with national standards is a key consideration.

Archaeology: The requirements are the same as recommended for the previous application.

Landscaping and Boundary Treatment: The report from the Parks Department is noted. It is recommended that tree planting in the form of groups (of appropriate species) be extended to the northern part of the site.

Environmental Screening: The submission of an EIA Screening Report and AA Screening Report are noted.

10.0 **The Consultation Meeting**

- 10.1. A Section 5 Consultation meeting took place via a Conference Call on the 18th June 2021, commencing at 10.00. 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.

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

Item 1: In relation to the **Development Strategy**, ABP representatives sought further elaboration / discussion / consideration on the following:

- Rationale and clear justification for the density of the scheme having regard to Objective BL-R-03, the previous refusal on the site and national guidance.
- Rationale for the proposed internal layout of the apartment units.
- Consideration of the location and orientation of the apartment units.
- Justification for the proposed housing mix.
- Consideration of proposed materials
- Consideration of phasing

Item 2: In relation to the **Open Space**, ABP representatives sought further elaboration / discussion / consideration on the following:

- Justification and clear rationale for design and layout of private open space, having regard to the concerns raised by the Planning Authority.
- Consideration of the future use and maintenance of the open space within the northern portion of the site.
- Consideration of the potential impact on hedgerows and trees provided within rear gardens of houses.

Item 3: In relation to the **Visual Impact from Blarney Castle** ABP representatives sought further elaboration / discussion / consideration in relation to:

- Consideration of the impact of the proposed development on views from Blarney Castle.
- Consideration of the impact of the development on existing trees and hedgerows within the site, that currently screen the site when viewed from Blarney Castle.

Item 4: In relation to the **Transportation and Accessibility** ABP representatives sought further elaboration / discussion / consideration in relation to:

- Consideration of the impact of traffic generated by the development on the surrounding road network and ensure the information provided in the traffic assessment is robust and evidence based.
- Consideration of any upgrades that may be required on the surrounding road network to accommodate the development and associated increased pedestrian and vehicular movements.

Item 5: In relation to the **Water Services** ABP representatives sought further elaboration / discussion / consideration in relation to:

- Consideration of the proposed drainage network within the site, regarding the location of the apartments in respect of wayleaves / retaining walls, stormwater assessment discrepancies and the application of SuDS.
- Consideration of surface water run off rates and ensure the information provided is robust and evidence based.

Item 6:

In relation to Any Other Matters, ABP representatives sought further consideration of the following: -

- The requirements of BRE209 / BS2011 with regard to Daylight / Sunlight / Overshadowing.
- Any potential material contraventions of statutory plans should be identified and fully addressed.
- All documentation submitted with the application should be consistent.

The prospective applicant and the planning authority were given the 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 310013' 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.

11.0 Conclusion and Recommendation

- 11.1. 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.
- 11.2. 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 plan for the area.
- 11.3. 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: **constitutes a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 11.4. 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.

12.0 Recommended Opinion

- 12.1. The Board 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.

12.2. 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 would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

12.3. 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 arising from this notification:

1. Notwithstanding that the proposal constitutes a reasonable basis for an application demonstrate / justify the suitability of the proposed site to accommodate the residential density with regard to the sites BL-R-03 Objective as set out in the Blarney Macroom Municipal District Local Area Plan 2017, the provisions of the development plan 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'); Circular NRUP 03/2021 Residential Densities in Towns and Villages; The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. A report that addresses and provides a clear design rationale for the proposed design and layout, character areas, materials and finishes of the proposed development including specific detailing of finishes and frontages for the proposed apartment blocks, and the maintenance of same. Having regard the visual sensitivity of this site particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.
3. A layout plan and report that address and provides details of pedestrian connectivity to Blarney Town Centre.

4. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces.
5. Childcare Demand Report, which identifies demand for childcare places likely to be generated by the proposal and the capacity of the childcare facility previously granted on the subject site and existing facilities in the vicinity to cater for such demand.
6. School Demand Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
7. Address issues raised in the planning authority's Area Engineers Report and the Road Design Report.
8. Address issues raised in the report of Irish Water to An Bord Pleanála dated 19th May 2021 and in the planning authority's Drainage Report.
9. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of public open spaces and Part V provision.
10. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
11. A material contravention statement, in respect to any and all elements of the development that may materially contravene the Local Area Plan and Development Plan objectives or policies applicable to the site.

12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Culture, Heritage and the Gaeltacht
5. An Taisce
6. The Heritage Council
7. Fáilte Ireland
8. An Chomhairle Ealaíon
9. 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.

Elaine Power
Planning Inspector

5th July 2021