



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
310351-21**

Strategic Housing Development

374 no. residential units (224 no. houses, 150 no. apartments), crèche and associated site works.

Location

Coolcarron (townland), Fermoy,
County Cork

Planning Authority

Cork County Council.

Prospective Applicant

Cumnor Construction Ltd.

Date of Consultation Meeting

27th September 2021

Date of Site Inspection

16th September 2021

Inspector

F. Fair

1.0 Introduction

- 1.1.1. 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 and the documentation received from the prospective applicant, 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

- 2.1.1. The proposed development is located in the townland of Coolcarron within the settlement boundary of the town of Fermoy. The subject site is situated approximately 1km to the south of the main street and 26km from Cork City Centre.
- 2.1.2. The site is 1km from the M8 – Cork Dublin Motorway which is situated to the east of the site. The total site area comprises 11.75 hectares and slopes gently downwards from west to east. There is a net developable area of 11.23 hectares.
- 2.1.3. Permission for the development of these lands was originally granted under Cork County Council Ref. 05/4806 for 308 dwellings and a creche in 2005, it had a 10-year permission and was extended until 2019 but has now expired. The site is within walking distance of a number of commercial and community facilities including local shops, churches and schools.
- 2.1.4. There is an existing open drainage channel along the eastern boundary of the site with a wooded area beyond. The site is bounded to the west with a number of private residential dwellings, an ESB facility and a number of commercial properties. St Colman's sports ground lies to the north of the site with agricultural land to the south. There are native hedgerows which define the existing field boundaries and are part of the local green infrastructure network. A wet ditch runs along the width of the site

from the eastern to western boundary. An existing lay-by and weigh station is situated adjacent to the proposed entrance to the site off the R639 regional road.

3.0 Proposed Strategic Housing Development

3.1.1. The proposed development will consist of the following components:

- The construction of 374 no. residential units comprising a mixture of 5, 4, 3 and 2 bed detached, semi- detached and townhouse/terraced units and 150 no. 1, 2 and 3 bed apartments/duplex units:
- A 332m2 creche/childcare facility;
- The provision of landscaping and amenity areas to include 3 no. neighbourhood play areas, 2 no. local play areas, a courtyard garden, an amenity walkway and a number of informal grassed areas;
- All associated infrastructure and services including 1 no. vehicular access point on the R639, improvements to the R639 to the west of the site, roads, parking, lighting and drainage.

3.1.2. The following development parameters are noted: **Table 1**

Parameter	Site Proposal
Site area	11.23 hectares
No. of Units	374 no. residential units <ul style="list-style-type: none"> - 11 Detached Houses - 172 Semi detached houses - 41 Terraced Houses - 150 Apartments / Duplexes
Creche	332 sq. m

Density	36.6 units / ha
Plot Ratio	0.349
Height	2 - 4 Storey
Dual Aspect Apartments	64 %
Open Space	1.43 ha (12.73%)
Car Parking Total Proposed Requirement;	681 (1.82 per dwelling)
Houses	2 spaces per dwelling
Apartments	1.25 spaces per apartment
Creche	1 space per 3 staff + 1 spaces per 10 children
Bicycle Parking	2 per apartment
Vehicular Access	The lands are to be accessed from the west via a new entrance proposed on the R639
Part V	37 units (10%)

Unit Mix	No. of units	%
150 Apartments / Duplexes	374	40
224 Houses		60
1 Bedroom	42	11
2 Bedroom	96	26
3 Bedroom	184	49
4 Bedroom	49	13
5 Bedroom	3	1

4.0 National and Local Planning Policy

4.1.1. National

Project Ireland 2040 - National Planning Framework

Chapter 4 of the Framework addresses the issue of ‘making stronger urban places’ and sets out a range of objectives which it is considered will assist in achieving same. National Policy Objective 4 sets out to 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.

The directly relevant National Policy Objectives as contained within the NPF include:
National Policy Objective 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

National Policy Objective 3b: Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

National Policy Objective 11: In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

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 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.

National Policy Objective 57 sets out to enhance water quality and resource management, this includes the requirement to ensure that flood risk management informs place making by avoiding inappropriate development in areas at risk of

flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. Relevant Section 28 Ministerial Guidelines:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- Design Manual for Urban Roads and Streets (Interim Advice Note Covid -19, May 2020)
- Guidelines for Planning Authorities on Urban Development and Building Heights, 2018
- Sustainable Urban Housing: Design Standards for New Apartments (2020),
- The Planning System and Flood Risk Management (including associated Technical Appendices).
- Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities (2009).
- The Architectural Heritage Protection Guidelines for Planning Authorities (2011).

4.1.2. **Regional Policy**

4.1.3. **Local Policy**

Cork County Development Plan 2014

4.1.4. The Cork County Development Plan (CDP) established a hierarchical network of settlements in the County. Fermoy is located within the Greater Cork Ring Strategic Area. Policy CS 3-2 sets out the core objectives for the town of Fermoy. The strategic aim for Fermoy is:

“To provide a better balance of development throughout the Greater Cork Ring Area, and fulfil their economic potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland so that they can become the location of choice for most people especially those with an urban employment focus.”

It is an objective of the plan to support the future growth of the town of Fermoy.

Objective CS 4-2 states that it is an objective to:

“Establish an appropriate balance in the spatial distribution of future population growth, in line with this Core strategy so that Bandon, Fermoy, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport.”

4.1.5. In terms of residential density, the CDP states that a Medium ‘A’ (i.e. 20-50 dwellings per hectare) will be applicable in “city suburbs, larger towns over 5,000 population and rail corridor locations.”

4.1.6. Policy objective HOU 3-3: Housing Mix of the Cork County Development Plan aims to improve the range and choice of available housing throughout Cork County by ensuring developers secure a mix of house types and sizes to meet the needs of the likely future population. In response to this, the proposed housing mix has been influenced by a range of factors including:

- The desirability of providing for mixed communities and a range house types and tenures;
- The nature of existing stock in the area;
- The existing social mix in the area and the need to cater for groups such as the elderly and disabled; and
- The saleability of different types of housing having regard to the local housing market.

Fermoy Municipal District Local Area Plan 2017

4.1.7. In the 2017 Fermoy Municipal District Local Area Plan (LAP) Fermoy is identified as a main town. The current Local Area Plan (LAP) states that the vision for the main town of Fermoy is to:

“increase the population of the town in line with targets established in the Cork County Development Plan 2014; to optimise employment opportunities having regard to the location of the town adjacent to the M8; manage development in order to support the strengthening and rejuvenation of the retail function of the town; ensure all new development respects the significant built heritage of the town and its setting on the river Blackwater, and to deliver an enhanced environment and range of facilities to make the town a more attractive place to live.”

4.1.8. Policy FY-GO-01 establishes objectives for the quantum of development to be accommodated in the Fermoy area over the plan period. It is an objective of the plan:

“To achieve its target population of 7,589 persons. Provide a balance between the provision of housing and employment uses in the town, to support Fermoy’s development as an integrated live/work destination”

4.1.9. The site is zoned ‘Medium A Density Residential’ in the Fermoy Municipal District Local Area Plan 2017 and is within the development boundary of the main town of Fermoy.

4.1.10. Objective FY-R-08 of the Local Area Plan sets out the following objective for the site:

“Medium A density Residential Development. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.

5.0 Planning History

There have been 2 no. applications / permissions relevant to the subject site. These are outlined below:

Cork County Council Ref. 05/4806 Cumnor Construction lodged an application for permission for a residential development consisting of 308 no. dwelling houses and a creche and all associated site development works on July 7th, 2005. Following a lengthy application process which was extended by 2 years under the provisions of

Section 34(9) of the Planning Act, on September 7th, 2007 granted a 7 year permission for 305 no. houses and a creche on the site.

Condition 3(a) attached to the permission required that:

No development shall commence on site until such time as Cork County Council has appointed a contractor to construct the SLI scheme serving the scheme. The Services Land Initiative (SLI) never came to fruition during the lifetime of the permission and the government withdrew funding from the SLI Process thereby making it impossible to comply with the conditions attached to the permission on the site.

Permission was extended under Ref. 13/6357 and expired on September 24th, 2019.

Cork County Council Ref. 08/8303 Cumnor Construction Ltd. secured permission for amendments to the residential development permitted under Ref. 05/4806 to construct 3 no. dwelling houses (no's 145, 146 and 147 – an overall increase in density to 308), alterations to the site layout and redesign and relocation of the creche and associated site works.

Permission was extended under Ref. 13/6356 and expired on November 2nd, 2011.

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

It is stated by the prospective applicant that a Section 247 pre-planning meeting took place with Cork County Council (CCC) on 20th November 2019. The minutes of the meeting are attached to the file.

7.0 **Submissions Received**

Irish Water (report dated 1st July 2021)

Irish Water has confirmed feasibility of water connection however, in order to accommodate the proposed wastewater connection at the premises, upgrade works

are required to increase the capacity of Fermoy Wastewater Treatment Plant (WWTP).

Based on the applicant's details submitted as part of their Pre-Connection Enquiry, the feasibility assessment by Irish Water carried out in January 2021 identified the remaining capacity available at that time was ~ 965 PE. This equates to an available wastewater capacity to service 357 houses using the CSO occupancy rate of 2.7.

IW notes the applicants request to enter into pre consultations for 374 units at this time however, given the demand in the area and the limited capacity of Fermoy Wastewater Treatment Plant (WWTP) as identified in January and combined with other developments in this area which are progressing, the applicant is required to enter into a PWSA to scope works/upgrades required to service the wastewater connections. The outcome of the PWSA will identify upgrades required, scope of works which must be agreed and any third-party consents identified.

The high-level solution to service the 374 wastewater connections must be agreed with IW ahead of the applicants progressing to SHD Application.

8.0 **Forming of 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 submissions and the discussions which took place during the tripartite consultation meeting. I shall provide brief detail on each of these elements hereunder.

9.0 Documentation Submitted

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,

- Planning & Design Statement
- Statement of Consistency
- Housing Quality Assessment
- Traffic and Transportation and Associated Infrastructure Summary and DMURS Compliance Statement
- Environment Report
- Landscape Design Report
- Civil Engineering Report
- Street Lighting Report
- Construction & Environmental Management Plan

I have considered all of the documentation submitted by the prospective applicant, relating to this case.

10.0 Planning Authority Submission

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 County Council, submitted copies of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on the 16th July 2021.

The Planning Authority has identified a number of considerations which may have a bearing on the Board's decision as to whether the proposal constitutes a reasonable basis for an application. A synopsis of the report is set out below:

- Concerns expressed at the S247 Consultation meeting about the density of development in the lower part of the site and about the need for a more gradual transition between urban and rural areas.
- The requirement to provide a playing pitch, as set out in the specific objective, needs to be considered.
- The appropriateness of the housing mix.
- The issue of connectivity both within the site and between the site and the wider area is a central consideration. Access should be provided to the open space to the north and further onto College Road.
- The appropriateness of the phasing program, in particular the ordering of development from south to north as opposed to from north to south, will need to be considered.
- Section 4.3 of the CE report has highlighted specific layout considerations that merit further consideration. Of particular concern is the lack of distinction between character areas.
- The applicant has facilitated a potential vehicular connection to the residentially zoned lands to the east (in Council ownership). Any traffic and transport assessment will need to factor in the additional traffic likely to be generated by development on the adjoining lands.
- The distribution of open space within the scheme appears uneven
- The level of on site recreational facilities will need to be considered in light of the requirements set out in the Recreation and Amenity Policy.
- There is a need to submit a green infrastructure plan along with the proposal
- The applicant has not taken into the account the existing access to the weigh bridge. The applicant needs to consider how the traffic from the weigh bridge can pass through the proposed entrance safely.

- As currently presented, the scheme appears to show little regard to SUDS and/or integration of nature-based retention measures into site layout.
- Wastewater Treatment Plant capacity and IW observation.
- The increased discharge from the treatment plant arising from this proposal will need to be considered as part of the Appropriate Assessment.
- An Ecological Impact Assessment Report should be submitted with the application.

I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

11.0 Consultation Meeting

A Section 5 Consultation meeting took place via Microsoft Teams on the 27th September 2021, commencing at 02.30 am. 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.

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

1. Quantum of Development, Density, Layout and Design
 - Specific issues raised in section 4.3 of the CE Opinion, in particular separation between blocks, set back off boundaries, buildings addressing main roads and depth of rear gardens.
 - Implications of Serviced Lands Initiative (SLI) for development on the site.
 - Car parking quantum and layout.
2. Phasing, connectivity and overall integration with wider area.
 - Access arrangement and land ownership
 - Implications for layby and weight station
 - Delivery of pedestrian and cycle connections to R639 to the north west of the site and pedestrian connection to playing pitches to the north.
3. Infrastructure – wastewater capacity & surface and storm water proposals.

4. Requirement for EIAR

5. AOB

11.1.1. In respect of quantum of development, density, layout and design, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further consideration of the draft development plan timelines. Should a new draft plan be adopted while any application is under consideration by the Board it would be subject to compliance with the new plan.
- Further consideration to ensure any material contraventions are advertised.
- Further consideration and response to the specific issues raised in section 4.3 of the CE Opinion, in particular separation between blocks, set back off boundaries, buildings addressing main roads and depth of rear gardens.
- Further elaboration and clarification in relation to a daylight/sunlight assessment.
- Further consideration and clarity on the separation distance proposed between dwelling units and the ESB substation.

11.1.2. In relation to, phasing, connectivity and overall integration with wider area, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further elaboration and collaboration required for creation of pedestrian and cycle links through the site, in particular, to the north and northwest and back to Fermoy town.
- Further discussion with respect to proposals for the connection to the playing grounds to the north and to the lands to the east in Council ownership. There is a need to include clear connection details and agreements (if possible) at application stage.

- Further clarification and consideration of gated access / controlled access for HGV's from the weigh station at the entrance to the site off the R639. development to surrounding area.
- Further clarity at application stage on the wayleave proposed to the north via school lands.
- Analysis and assessment of the proposed development in terms of a traffic impact assessment. Traffic connection to lands to the east needs to be further investigated.
- Further clarity and justification of the phasing plan for construction of the development.

11.1.3. In relation to infrastructure – wastewater capacity & surface and storm water proposals, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Clarity and detail of the upgrade of the Fermoy wastewater treatment plant. Resolution of any confusion over what is required for the wastewater treatment plant is to be resolved before an application is submitted.
- Analysis and assessment of the proposed development in terms of Flood Risk Assessment.
- Green Infrastructure Plan / Landscaping Plan / Arboriculture drawings, landscape plan and engineering plans to take account of one another.
- Consideration and provision of any third party consents required at application stage.
- Further consideration and justification whether infrastructure works are exempted development and clarity that issues around AA are considered.

11.1.4. In relation to the requirement for EIAR, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further clarification and detail with respect to requirement for EIAR, assessment of traffic impact, noise, visual impact and site-specific cumulative impacts on any Natura 2000 qualifying features. Clarity of mitigation proposed, if any, in the Ecological Impact Assessment Report and AA Screening report / NIS, as required, and clear consistency between the Ecological Impact Assessment Report and the AA Screening report / NIS.
- Further clarification and justification that the documentation submitted draws a clear distinction between local ecology and Natura 2000 sites, in relation to any future Natura Impact Statement.
- Further clarity on any possible NIS issues. Is otter a qualified interest? Cognisance to be had to importance of reference to mitigation, very specific requirements, highlighting issues.
- Clarity that all documentation is reviewed in terms of inaccuracies and that all submitted reports and supporting documentation has cognisance to each other, and any inconsistencies are resolved.

11.1.5. In regard to other matters, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues.
- Further consideration for the delivery of pedestrian and cycle connections to R639 to the north-west of the site.

12.0 Conclusion and Recommendation

12.1.1. 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.

- 12.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, 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.
- 12.1.3. Having regard to all of the above and to the preliminary nature of the submitted documentation, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements: development strategy, linkages through the site, residential amenity, car parking and cycle parking, upgrade to the foul water network and confirmation of agreements, as sets out in the Recommended Opinion below.
- 12.1.4. 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.
- 12.1.5. 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.

13.0 Recommended Opinion

- 13.1.1. 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.
- 13.1.2. 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.
- 13.1.3. 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. Development Strategy
 - (i) Further justification / investigation at application stage for a pedestrian and cycle connectivity strategy, to the north and north west, from the site to the R639 and back to the town of Fermoy, having regard, to inter alia, the comments of the planning authority, at the tripartite meeting on the 27th November 2019.
 - (ii) Further clarity with regard to the vehicular access off the R639 and the impact of the development on the garda weigh bridge and lay-by. Clarity on how the proposed development would impact the weigh station and also how the continuation of the operation of the weigh station would impact the access to the proposed development.

- (iii) Further clarity with respect to traffic connection proposed to the lands to the east, the requirement for traffic impact assessment.

2. Residential Amenity

- (i) Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of single aspect and north facing units and daylight and sunlight access. Particular regard should be had to the requirements of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2020) Section 3.16 – Section. 3.19 in relation to the dual aspect ratio and north facing units.
- (ii) Further consideration and / or justification of the documents with regard to Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.

3. Infrastructural Services

- (i) Clarification with respect to upgrade works required to increase the capacity of the storm water drainage network to serve the development. The clarification should include timelines involved, for completion of works, relative to the proposed development and consent of third party landowners for wayleaves.
- (ii) Clarification with respect to the upgrade of the Fermoy wastewater treatment works. Details of the upgrade necessary; who is delivering this upgrade, timelines involved and whether planning consent is required.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address the separation distance between proposed blocks, finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development, in particular, the ESB substation. The statement should be supported by contextual plans and contiguous elevations and sections.
2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory Plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
3. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartments which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.

4. A schedule of the open space and communal / playground facilities within the development clearly delineating public, semi-private and private spaces. Details of any resolution / agreement with the p.a. in terms of contribution in lieu.
 5. Details of public lighting.
 6. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
 7. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards and planting details.
 8. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - (ii) Impact to any neighbouring properties.
 9. A response to matters raised within section 4.3 'General Layout Considerations', of the PA Opinion submitted to ABP on the 16th July 2021.
 10. A robust Ecological Impact Statement Report, AA screening report and NIS, as appropriate, which support and have regard to one another, and which inter alia, consider potential impacts on all of the Qualifying interests (QI's) of all Natura 2000 sites identified as being within the zone of interest.
 11. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
 12. Site Specific Construction and Demolition Waste Management Plan.
- 13.1.4. Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the

following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. An Garda Siochana
3. ESB Networks
4. National Transport Authority (NTA)
5. Transport Infrastructure Ireland (TII)
6. The Minister for Culture, Heritage and the Gaeltacht,
7. The Heritage Council
8. An Taisce — the National Trust for Ireland
9. Fáilte Ireland
10. Cork County 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.

Fiona Fair
Senior Planning Inspector
01.10.2021