



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion  
311799-21**

**Strategic Housing Development**

The construction of 224 no. residential units and a creche

**Location**

Kilmoney Road, Carrigaline, Co. Cork

**Planning Authority**

Cork County Council.

**Prospective Applicant**

Reside Investments Limited

**Date of Consultation Meeting**

02. 02. 2022

**Date of Site Inspection**

22.12. 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 application site is a greenfield site that lies to the west of the current main street of Carrigaline, north of Kilmoney road and just south of the river Owenabue. The site is approximately 2.8 hectares in area with sloped topography that runs from Kilmoney road in the South, to the river's edge to its Northern boundary.
- 2.1.2. Adjacent to the site on the East is the Dairygold Co-Op, and a number of domestic properties lie to the South. Currently under construction is the relief road which is located on the Western boundary of the site. This Western Relief Road will connect the Kilmoney Road Lower to the Ballea Road and is aimed to relieve traffic congestion within Carrigaline.
- 2.1.3. In accordance with the Cork County Development Plan 2014-2021, the site is located within the proposed Town Centre/ Neighbourhood Centre for Carrigaline.

### 3.0 Proposed Strategic Housing Development

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

Parameter	Site Proposal
Site area	3.02 ha (conflicting figures given)
No. Of Units	224 units comprising of:  202 apartments in 2 no. blocks  22 no. town houses / duplexes
Other uses	A Creche – 184 sq. m  Commercial / retail – 3,175 sq. m (conflicting figures throughout the documentation)  Other Retail Units - 300 sq. m  Residential amenity areas  Management space
Density	80 u / ha (conflicting figures given)
Height	Apartments 6 – 7 storey  Town Houses / Duplexes 3 - 4 Storey
Dual Aspect Apartments	54 % of apartments
Public Open Space	20,511 sqm or 67% public open spaces  to include 1 no. local play area, 2 no. kick about areas, an activity trail/greenway along the river, a gathering area/amphitheater with tired seating areas, a civic space/promenade and 2 no. courtyard areas;
Car Parking	250 no. spaces. (246 under podium level, 4 no. surface)
Bicycle Parking	100 spaces

Vehicular Access	A single vehicular access from the new link road via western boundary of the site. A 3m wide pedestrian and cycle and pedestrian Link is proposed to Carrigaline Main Street along the Owenbue River to the north east.	
Part V	23 units (10%)	
House Type	No. of Units	
1 bed houses	7	
2 bed Houses	15	
1 bed apartments	95	
2 bed apartments	95	
3 bed apartments	12	
Total	224	

## 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**

##### **Southern Regional Spatial and Economic Strategy (2020)**

- 4.1.3. The Southern Regional Assembly was responsible for creating the Regional Spatial and Economic Strategy (RSES) for the Southern Region, which came into effect on 31st January 2020. Included in the RSES for the Southern Region is the Cork Metropolitan Area Spatial Strategy (MASP).
- 4.1.4. Regional Planning Objectives (RPO) 6-10 of the RSES relate to the MASPs for each of the three metropolitan areas of the Southern region – Cork, Limerick-Shannon and Waterford.

- 4.1.5. RPO 6 is of note in relation to the proposed development in that it is aimed at collaboration between the three metropolitan areas to support the strategic objectives and population targets of the NPF and for focused and long-term investment in these areas as economic engines to ensure regional parity.

RPO 6 concludes that: The three metropolitan areas will lead together in partnership to harness their combined potential as viable alternatives to the unbalanced growth of Dublin. National and regional policy have assigned a heretofore unprecedented scale and rate of growth for Cork City in order to assist in counterbalancing the excessive growth and sprawl of Dublin.

4.1.6. **Local Policy**

**Cork County Development Plan 2014**

Core Strategy

Carrigaline is designated a Metropolitan Town with the strategic aim set out in Objective CS 3-1 Network of Settlements as follows:

“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 should be the location of choice for most people especially those with an urban employments focus. Retail objective: Smaller Metropolitan Town: Strengthen and consolidate the retail role and function of the smaller metropolitan towns and to provide for retail development in accordance with their planned population growth to serve their local catchments.”

The 2022 target population for Carrigaline is 17,870 persons, which equates to 2,138 new households and 2,422 new housing units.

Carrigaline is surrounded by the Metropolitan Greenbelt, of which there is an Objective (CS 4-1) “to protect the setting of the city and metropolitan towns and to provide easy access to the countryside and facilities for sports and recreation.”

The proposal aligns with the Core Strategy Objectives.

## **Ballincollig Carrigaline Municipal District Local Area Plan 2017**

### Zoning

The development site is within the Local Area Plan development boundary, with the Town Centre zoning objective CL- T-01. The adjoining lands to the west are zoned Open Space /Sports / Recreation/ Amenity.

The site closest to the river is identified as being at risk of flooding.

- The LAP zoning objective CL-T-01 (covering 31.1 ha under the LAP) is as follows: ‘This area denotes the built existing footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas’.
- It is desirable that the inner western relief road is delivered prior to any significant development. (Site works for the relief road are underway). Any such development proposals in the CL-T-01 area will provide only pedestrian access to the main street. Vehicular access to such developments will not be provided directly from the main street.
- Delivery of the inner relief road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival space, meeting place, seating area etc.

The desirable location of these future public spaces includes:

- The site of the existing car park adjoining the Main Street and River;



- The town centre expansion area west of the Main Street; and should form part of a wider public realm strategy for the town.

Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/ multi-purpose building and town square. Within the site there will be opportunity for regeneration and town centre expansion. The scheme will give priority to pedestrians and cyclists and shall provide permeability to the rest of the town including the open space directly adjacent to the site (CL-O-02).

The southern part of the site backing onto existing residential development on the Kilmoney Road may have a mix of residential development.

\* \*NB Flood Risk Objective IN-01 of Section 1 of LAP applies

#### Mapped Objectives

- CL-U-02 Construction of an Inner Western Relief Road.
- CL-U-03 Parallel pedestrian street to Main Street provided as part of the development of CL-T-01

#### **Draft Cork County Development Plan 2022 - 2028**

A similar approach to current zoning is proposed.

CL-T-01 This area denotes the built existing footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas.

The western inner relief is due to commence construction in 2021 and the delivery of this road offers opportunities to deliver an updated public realm for the town including the introduction of new public spaces. These should be designed to accommodate a number of community functions including a market space, festival space, meeting place, seating area etc. The desirable location of these future public spaces include the site of the existing car park adjoining the Main Street and River; within the town centre expansion area west of the Main Street and should form part of a wider public realm strategy for the town.

Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/multipurpose building and town square. Within the site there will be opportunity for regeneration and town centre expansion. The road scheme will give priority to pedestrians and cyclists and will provide permeability to the rest of the town including the open space area directly adjacent to the site (CL-O-02).

It is considered that provision of 'community uses' should be further developed from that indicated.

Note. Under the Draft County Development Plan 2022 – 2028, there are no plans to amend the zoning.

Land use: The site is zoned Town centre.

## **5.0 Planning History**

19/4642 - Piton Properties Ltd - Construction of a wastewater pumping station and foul rising main including emergency storage tank, welfare kiosk, control kiosk, services, lighting and all ancillary site works. A Natura Impact Statement will be submitted to the Planning Authority with the application. Planning Authority Decision - Permission Granted.

Both 19/4122 and 19/4362 were applications for the same development as 19/4642 but both were deemed incomplete.

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

It is stated in the planning authority opinion that a Section 247 pre-planning meeting took place with Cork County Council (CCC) on 11<sup>th</sup> August 2021. The minutes of the meeting are attached to the file.

## 7.0 Submissions Received

Irish Water (report dated 23<sup>rd</sup> November 2021)

Irish Water has reviewed the plans and particulars submitted for this Strategic Housing Development and confirms that a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible.

In respect of Wastewater:

The feasibility of a wastewater connection for this development proposal is subject to the completion of a pumping station and rising main on the northern side of the development as part of the Carrigaline Western Relief Road project currently being delivered by Cork County Council. This infrastructure is not being provided by Irish Water so the programme for this project is not under the control of Irish Water, however Irish Water understands that this project will be complete by Q2 2022 (subject to change). The applicant will be required to get permission from the owner of these assets to connect and obtain/provide full details of new Pump Station ahead of connection application stage.

## 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
- School Demand Report
- Childcare Demand Report
- Possible Effects on the Environment, Section 5(5)(iii) Report
- Part V Costs and Methodology
- Architectural Design Statement
- Road Safety Audit Brief
- Proposed Road and Footpath Improvement
- Landscape Masterplan and Landscape Report
- Landscape and Visual Impact Assessment
- Photomontages
- Tree Survey Plan, Tree Removals Plan and Tree Protection Plan
- Arboricultural Report
- Lighting Design Drawing and Report
- Scope of Archaeological Assessment
- Habitats Directive AA Screening Report
- Letter of consent

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 24<sup>th</sup> November 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:

- welcomes and supports a mixed-use development of this type and scale at this location.
- Potential for overlooking to dwellings to south
- Noise Impact from Western Distributor Road
- Design details of pedestrian route to the TC – seating, viewing, meeting areas and how the route traverses the Co-Op Yard.
- Delivery of the river walk
- Flood Risk Management (sites riverside location within a flood risk zone)
- Ecology, further survey work required (EIA & AA)
- Detailed site-specific CEMP
- RIA required
- IW have issued a CoF but upgrades required.

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 2<sup>nd</sup> February 2022, 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. Development Strategy and compliance with CDP and LAP Policy.
2. Visual Amenity.
3. Residential Amenity.
4. Connectivity, pedestrian and cycle access to the wider area.
5. Functionality of open space areas and delivery of the river walkway.
6. Ecological Issues.
7. Flood risk, surface water, storm water, water supply and sewerage disposal.
8. AOB

11.1.1. In respect of development strategy and compliance with County Development Plan (2014-2020) and the Ballincollig-Carrigaline Municipal District Local Area Plan, 2017 (LAP), An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further justification of the proposal in light of the mix of uses proposed (residential and retail), the 'TC' zoning objective.
- Further justification of how the scheme ties in with the expansion of Carrigaline Town Centre, in particular, in light of a timeframe for completion of the new relief road, connectivity to and from the Main Street, flood risk and adjoining residential development to the south of the site. The subject site represents an expansion of the existing Carrigaline Town Centre area, it is important that the proposed scheme should be highly visually and functionally connected to the

town centre development to the east. There needs to be strong permeability within the scheme and into adjoining lands. The proposal needs to integrate successfully with the street, contribute to and enhance the character and identity of the wider area.

- Consideration of the draft Development Plan timelines. Should the new draft plan be adopted while any application is under consideration by the Board it would be subject to compliance with the new plan.
- Important to ensure consistency throughout all documentation (plans, drawings, reports) submitted as part of any application to the Board.

11.1.2. In respect of visual amenity, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Justification of the height, architectural design / treatment given the sites context to surrounding lands and its location on the periphery of the Town Centre Zone.
- Further consideration of visual impact in terms of views from the immediate surrounding streets, to adjoining residential developments to the south of the site and longer and mid-range views from the south and east of the site.

11.1.3. In respect of residential amenity, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- There is a requirement to carry out a daylight and sunlight assessment as part of any future application. The assessment should set out where the proposal complies with relevant BS or BRE standards and any noncompliance or shortfall should be clearly identified, justified and mitigation measures proposed.
- Residential amenity in the context of separation distances between proposed blocks and the duplex units / townhouses.
- Further consideration of over shadowing to amenity spaces within the development and to adjoining properties to the south and its amenity spaces.

- Further consideration of separation distances, overbearance, over shadowing and overlooking, both within the development and to surrounding existing development, or perceived issues around these matters.

11.1.4. In relation to connectivity, pedestrian and cycle access to the wider area, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further justification and clarity required in relation to car parking ratio proposed and capacity and frequency of public transport links to the wider area.
- Further clarity and justification required for creation and delivery of adequate pedestrian and cycle links through the site to the wider area, in particular, east to Carrigaline Main Street, west to the new relief road and north to the river walkway.
- Further analysis and assessment in terms of traffic impact assessment.
- Clarity that rights across third party lands to facilitate the pedestrian walkway and cycle path along the river and letters of consent will be sought in advance of an application.

11.1.5. In relation to functionality of open space areas and delivery of the river walkway, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Green Infrastructure Plan / Landscaping Plan / Arboriculture drawings, landscape plan and engineering plans to take account of one another.
- Further consideration and justification of useability, quality, location and layout of open space and public realm strategy. A breakdown on the quantum of public open space versus communal open should be submitted as part of any application.
- Clarification is required with respect to taking in charge.



11.1.6. In relation to ecological issues, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- The applicant should ensure to address all comments raised within the PA Report.
- Requirement for a Habitats Directive Screening Report which identifies possible risks to any Natura sites.
- Analysis and assessment of the proposed development in terms of a construction method statement.
- 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.

11.1.7. In regard to flood risk, surface water, storm water, water supply and sewage disposal, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed.

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

- Further consideration of the requirement for an EIA, in terms of the PA opinion on the matter, and Schedule 5 Part 2(10) (b) (iv) 'Infrastructure Projects' of the Planning and Development Regulations, 2001, as amended, which requires mandatory EIA for 'urban development which would involve an area greater than 2 hectares in the case of a business district'.

- 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.

11.1.9. 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-311799-21' 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.

## 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, 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 for strategic housing development** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

12.1.4. 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.

### 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 with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.**

13.1.3. Furthermore, 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. 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 or Local Area 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.
2. A detailed statement of justification of the height proposed, in terms of edge of town centre location, surrounding land use, the road network, topography of the site and specific local objectives pertaining to the lands contained in the Ballincollig – Carrigaline Municipal District Local Area Plan, 2017.
3. A visual impact assessment of the proposed development that addresses, inter alia, the height, scale and massing of the proposal in the context of the receiving environment. The VIA should include mid range and long range views along Kilmoney Road to the south and from lands to the east.
4. A detailed statement, demonstrating how the proposed development will tie in safely with the wider road network, in particular with respect to pedestrian and cycle routes.
5. A Traffic and Transportation Impact Assessment and Mobility Management Plan.
6. Justification of layout, location and hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards.
7. An up to date Ecological Impact Assessment, inclusive of a Bat Survey.
8. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way

finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.

9. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
10. 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%.
11. 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.
12. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.

13. A robust Ecological Impact Statement Report, AA screening report and NIS, as appropriate, which considers potential impacts on the Qualifying Interests of any Natura 2000 site.
14. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
15. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.
16. A response to matters raised within the PA Opinion submitted to ABP on the 24<sup>th</sup> November 2021.
17. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
18. Site Specific Construction and Demolition Waste Management Plan.
19. Details of public lighting.

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. Transport Infrastructure Ireland (TII)
3. 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.

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Fiona Fair  
Senior Planning Inspector  
10.02.2022