



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
311841-21**

Strategic Housing Development	The construction of 171 no. residential units and a creche
Location	Lackaroe and Monkstown, Passage West, Co. Cork
Planning Authority	Cork County Council.
Prospective Applicant	O'Brien & O' Flynn
Date of Consultation Meeting	11. 01. 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 proposed development site of 6.72ha is located within the townlands of Lackaroe and Monkstown and is located to the west of Laurel and Carrigmahon Hill. The site is located within a residential area of Monkstown, as designated by the Ballincollig Carrigaline Municipal District Local Area Plan 2017. The lands are currently utilised for agricultural purposes and are bound to the west and northwest by existing agricultural lands, to the east by existing residential dwellings and the L-2480 Carrigmahon/Laurel Hill and to the south by Lee View Place estate.
- 2.1.2. The subject site slopes from west to east. To the immediate north lies Lackaroe road L2481. Bounding the site to the east is a row of detached houses with agricultural lands located to the west. Lee View Place estate is located to the south of the site and the L-2480 is located to the east. The site is located approximately 1.3km south of the (Passage West) town centre on the western periphery of the built-up area of the town, overlooking Cork Harbour. The site is located 450m from Strand Road connecting the site to Monkstown and Passage West and is located within walking distance of bus stops. The site is served by the 223 bus route which provides morning and evening services to Cork City. Similarly, the 216 and 223 bus route have regular services from the R610 Strand Road to Cork City, Ringaskiddy and Bishopstown at half hour intervals.

3.0 Proposed Strategic Housing Development

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

- The construction of 171 no. residential units comprising a mixture of 47 no. 4 bed dwelling houses, 82 no. 3 bed dwelling houses, 16 no. 2 bed townhouses and 26 no. 1 and 2 bed apartments;
- A creche/childcare facility to accommodate circa 43 childcare places;
- The provision of landscaping and amenity areas
- and all associated infrastructure and services including vehicular and pedestrian access point on to the L-2480, improvements to the existing roadway and footpaths on the L-2480 (including the relocation of an existing vehicular entrance serving Carrigmahon Lodge), parking, lighting and drainage at Lackaroe and Monkstown, Passage West, Co. Cork.

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

Parameter	Site Proposal
Site area	Gross 6.77 hectares Net 5.46 ha
No. Of Units	171 no. residential units (147 Houses and 27 apartments)
Creche	386.8 sq. m
Density	31.3 units / ha Net / 25.3 units / ha Gross
Plot Ratio	0.29 – 0.35
Height	2 - 4 Storey
Dual Aspect Apartments	64 %
Public Open Space	7,290 sq. m / 0.73 ha (13.4%)
Car Parking Total Proposed	315 residential (1.84 per dwelling) 9 creche

Requirement; Houses Apartments Creche	2 spaces per dwelling curtilage 1.25 spaces per apartment 1 space per 3 staff + 1 spaces per 10 children
Bicycle Parking	237
Vehicular Access	A single vehicular access with be provided on the L-2480 on the eastern boundary of the site. this will include the provision of footpath at 2m wide.
Part V	17 units (10%)

House Type	No. of Units
4 bed house	47 (27%)
3 bed house	82 (48%)
2 bed house	16 (9.4%)
2 bed apartments	14 (8.2%)
1 bed apartment	12 (7%)
Total	171

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

In the 2014 Cork County Development Plan, Passage West is located within the Cork Gateway as a Metropolitan Town. Objective CS 3-1 of the 2014 County Development Plan (CDP) sets out the strategic aim for the Cork Gateway including the Metropolitan Town of Passage West: Critical population growth, service and employment centres with 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 employment focus. The Core Strategy of the Development Plan sets out the population targets for the County and the required number of new

residential units to achieve this increase in population. In line with this aspiration, the CDP goes on to state that up to 2022, there is a targeted growth of 31,308 persons. This represents a decrease of 1,327 from 32,632 persons in 2011. It should be noted that the population increased by 2,533 persons in the last intercensal period between 2006 and 2011. However, taking into account the household formation trends towards smaller household sizes, the CDP put forward a housing unit requirement of 925 units for Passage West up to 2022.

The new Draft County Development Plan proposes to take these lands out of the zoning maps settlement boundary and designate them as Metropolitan Greenbelt.

Ballincollig Carrigaline Municipal District Local Area Plan 2017

The subject site is located within the built-up/residential area of Monkstown/Passage West which is designated a satellite town within Metropolitan Cork in the Ballincollig Carrigaline Municipal District Local Area Plan (LAP). The vision for the designated satellite town of Passage West town in the 2017 LAP is to: “facilitate continued population and housing growth within this attractive harbour side setting in tandem with an urban design strategy to help address issues of commercial vacancy, poor town centre environment and promoting the development of key town centre sites in Passage West.”

In the LAP the lands are zoned for residential use. While the lands have two separate objectives (PW-R-06 & PW-R-07), they have the same specific objective: “Medium B density residential development with appropriate access and with provision for road linking Maulbaun to Lackaroe” PW-U-01 also applies for a “Local Access Road” to connect the existing Lee View Place estate to St. Peter’s Community School and Star of the Sea Primary School.

5.0 Planning History

There have been 3 no. applications / permissions relevant to the subject site. These are outlined below:

Cork County Council Ref. 07/11646 In 2007, permission was refused by Cork County Council for the construction of a residential development consisting of 121 no. dwelling houses, a new vehicular access, reservation of part of the site for a creche, 3 no. attenuation tanks, car parking, open space, landscaping and all ancillary site development works at Lackaroe and Monkstown, Passage West, Co. Cork.

Permission was refused for the following reason:

Having regard to the design and layout of the proposed development and its location on a prominent hillside site within Passage West, it is considered that the proposed development would be visually obtrusive, would seriously detract from the visual amenities of the area and constitute a substandard form of development by reason of unacceptable layout and design, poor levels of usable and quality open space, inadequate proposals for childcare and recreation and amenity facilities, inadequate separation distances between dwellings, given the varying levels of the site resulting in overlooking and therefore, insufficient residential amenity for future occupants of the scheme. The proposed development would, therefore, seriously injure the amenities of the area and of intended occupants of the proposed development, and would be contrary to the proper planning and sustainable development of the area.

Cork County Council Ref. 10/5180 / An Bord Pleanála Ref. PL04.238720

Permission was previously granted by Cork County Council for 131 no. dwelling houses and a crèche under Council Ref. 10/5180. However, the Council's decision to grant permission was overturned on appeal under ABP Ref. PL 04.238720 for the following reasons:

1. Premature pending the provision of the Lower Harbour Main Drainage Scheme. 2. Deficient road network in terms of width, surface treatment, construction and the provision of dedicated public footpaths.

Cork County Council Ref. 13/6168 An Bord Pleanála Ref. PL04.243365

A subsequent lower density scheme comprising 18 no. residential serviced sites on the southern portion of the site (2.5 hectares) was granted by Cork County Council but refused on appeal under PL04.243365 on the grounds that the density (seven houses per hectare) was too low and would be an inefficient use of zoned lands and the layout failed to provide a pedestrian connection to the south (to existing residential areas and linking with a proposed U-04 pedestrian amenity) or pedestrian and vehicular connection to zoned lands to the north.

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 11th August 2021. The minutes of the meeting are attached to the file.

7.0 Submissions Received

Irish Water (report dated 23rd 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.

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 30th 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:

- Local Access Road PW-U-01 (as per Ballincollig & Carrigaline Municipal District Local Area Plan)
- This Road is shown as a continuous route in the Local Area Plan and would provide direct access to Passage West GAA club & St Peter's Community School in Maulbaun from Lackaroe.
- Topography of the site is a challenge in terms of vehicle restraint systems, sufficient sight stopping distances, sightlines, risk assessment, access onto the L-2481 to be detailed, widths of some paths needs to be confirmed,

- Connection to the proposed pedestrian and cycle network & proposed works to L-2480 to be detailed
- Layout of proposed development site access road that joins the L-2480
- Overall site strategy responds well to difficult topography of site with good quality site layout presented. Creche building could be better integrated into the layout to avoid entrance off a steep hill and could incorporate an on-site community facility as part of the design.
- Some specific design requirements re: courtyard widened, relocation of units to facilitate widening of the courtyards, addressing POS, seating and benches introduced.
- Improvement to pedestrian connectivity required.
- Traffic and Transportation Assessment (TTA) required.
- Level of car parking queried.
- Better visual linkages between apartment blocks and houses
- Habitats Directive Screening report required
- Site is of low ecological value with habitats of higher ecological value e.g. hedgerows and mature tree lines, largely confined to the peripheries of the site.
- An Ecological Impact Assessment Report required.
- A Construction Method Statement should also be prepared for works required on the shoreline / foreshore in relation to stormwater drainage arrangements.
- It is considered that habitats within and proximal to the proposed outfall location could have the potential to hold avian species of conservation concern and those listed as qualifying interest of the Cork Harbour SPA.
- The Construction Method Statement should include details of all works to be undertaken on the foreshore and/or shoreline
- Trees and Hedgerows:
- Biodiversity Enhancement:

- Given the location and topography of the site, it will be very important to ensure that construction methods do not pose any risk of release of potentially toxic contaminants into the SAC and SPA
- An Archaeological Impact Assessment,
- revisit storm calculations and upscale the proposed network to allow for disposal of roof water to the new storm network.
- No IW issues raised.

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 11th January 2022, commencing at 02.00 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. Compliance with Ballincollig-Carrigaline Municipal District Local Area Plan, 2017 (LAP) and Cork County Development Plan (2014-2020), implications of new Draft County Development Plan 2022 – 2028 (draft published 2021)
 - Cognisance of Local Objectives PW-R-06 and PW-R-07 and proposed Local Access Road (PW-U-01).
2. Pedestrian and cycle access, connectivity to public road network to the north, south and west and internal road layout.
3. Topography, visual impact, functionality of open spaces areas and rear gardens, separation distances between proposed houses and existing houses (to the east).

4. Landscaping, boundary treatment, trees and hedgerows.

5. Ecological Issues

6. Surface water, storm water, water supply and sewage disposal.

7. AOB

11.1.1. In respect of compliance with Ballincollig-Carrigaline Municipal District Local Area Plan, 2017 (LAP) and Cork County Development Plan (2014-2020), implications of new Draft County Development Plan 2022 – 2028 (draft published 2021), An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further justification of the density proposed in light of the Ballincollig-Carrigaline Municipal District Local Area Plan, 2017 (LAP), the road network, suburban location and topography of the site.
- Further justification of the scheme in light of Local Objectives PW-R-06 and PW-R-07 and proposed Local Access Road (PW-U-01).
- 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.
- A Material contravention statement should refer to the development plan/ LAP at the time the application is made.

11.1.2. In relation to pedestrian and cycle access, connectivity to public road network to the north, south and west and internal road layout, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further justification and clarity required for creation of improved vehicular, pedestrian and cycle links from the main access into the site to the wider area, in

particular, east from L-2480 to Carrigaline Hill, Strand Road, connecting the site to Monkstown and Passage West.

- Further clarity and justification required for creation and delivery of adequate pedestrian links through the site, in particular, to the north and south in light of the local access road proposed under PW-U-01 of the LAP.
- Further analysis and assessment in terms of traffic impact assessment.

11.1.3. In relation to topography, visual impact, functionality of open space areas and rear gardens, separation distances between proposed houses and existing houses (to the east), 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 cross sections showing the proposed development, including impact upon the existing dwellings to the east and surrounding existing development.
- Further consideration of visual impact in terms of views within and across the site.
- Further consideration and justification of the change in levels and topography of the site with particular regard to functionality and useability of public open spaces, communal open space and rear gardens.
- Consistency between all drawings and documentation, no room for inaccuracies, drawings need to be accurate and legible.

11.1.4. In relation to landscaping, boundary treatment, trees and hedgerows, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further justification and clarity with respect to removal of mature trees on site.

- Further consideration of a tree protection strategy for trees to be retained.

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

- Requirement for a Habitats Directive Screening Report which identified possible risks to any Natura sites, in particular to Cork Harbour SPA and Great Channel Island SAC.
- A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
- 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.
- Further consideration and justification that issues around AA and any possible NIS issues are considered.
- Cognisance to be had to importance of reference to mitigation, very specific requirements, highlighting issues.

11.1.6. In regard to surface water, storm water, water supply and sewage disposal, 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.

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

- Consideration that any arguments made by the applicant in relation to layout and design, visual impact, loss of trees and open space quantum, ecology and heritage will need to be justified at application stage.
- 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.

11.1.8. 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-311841-21' 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 of justification of the density proposed, in terms of suburban location, sequential approach, 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.
2. 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.
3. A Traffic and Transportation Impact Assessment.
4. Cross-sections at appropriate intervals, photomontages, and any other information deemed relevant, illustrating FFL's levels, ground levels and topography of the site. In particular, showing proposal relative to existing development in the vicinity, useability and functionality of public open space and private open space / rear gardens.
5. Justification of tree loss, 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.
6. An up to date Ecological Impact Assessment, inclusive of a Bat Survey.
7. 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.

8. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
9. 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%.
10. 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.
11. 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.
12. 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.

13. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
14. 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.
15. A response to matters raised within the PA Opinion submitted to ABP on the 30th November 2021.
16. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
17. Site Specific Construction and Demolition Waste Management Plan.
18. 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. The Minister for Culture, Heritage and the Gaeltacht,
3. The Heritage Council
4. An Taisce — the National Trust for Ireland
5. Fáilte Ireland
6. 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
12.01.2022