

APPENDIX 03

Alternatives Considered

- Appendix 3-1 – Minutes of Section 247 Meeting & ABP 308980-20 Opinion





Cork City Council

Development Management, Strategic Planning and Economic Development Directorate

Pre-Planning Record of Minutes

Section 247 (2) of the Planning & Development Act 2000 (as amended) states “the planning authority shall advise the person concerned of the (1) **procedures involved in considering a planning application** including any requirements of the permission regulations, and shall, as far as possible, indicate (2) **the relevant objectives of the development plan which may have a bearing on the decision of the planning authority.**”

GENERAL INFORMATION		
1. Date Requested/Date Held		05/11/2020
2. Email/Meeting/Telephone	Online TEAMS Meeting	
3. Site Location/Site Address	Coolflugh, Cloghroe, Tower, Cork	
4. Person Requesting Meeting	Harry Walsh (HW Planning)	
5. Applicant	BMOR	
6. Person’s Interest in Land/Letter of Consent	Owner	

ATTENDEES	
Cork City Council	Eoin Cullinane Tony Duggan Liam Casey James Culhane Valerie Fenton Simon Lyons Melissa Walsh
Agent	Harry Walsh - HW Planning John O’Brien - HW Planning Eamonn Gahan - Deady Gahan Arch. Liam Murphy - Deady Gahan Arch. Ken Manley - MHL Eng.
Applicant	Keith Looney

DOCUMENTATION SUBMITTED	
Yes	Site layout, proposed plans and elevations, additional documentation

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL
181 residential units and additional commercial units

SITE PLANNING HISTORY	
Planning Reference: n/a	An Bord Pleanála Appeal: n/a
Final Decision: n/a	If Refused, Reasons for Refusal: n/a

APPLICANT MUST READ COMMENTS BELOW IN CONJUNCTION WITH, & REFER TO, CORK CITY AND COUNTY DEVELOPMENT PLANS & LAP’S

KEY DEVELOPMENT PLAN OBJECTIVES: OTHER INFORMATION

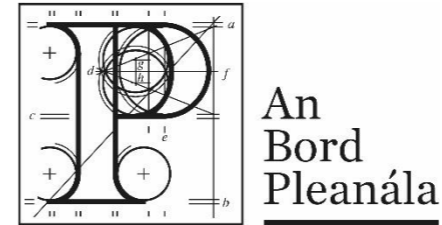
- Eoin Cullinane (EC) confirmed, from documents submitted, that proposal meets the criteria for applying through the SHD process
 - SHD Criteria: 100 or more houses on land zoned for residential use & less than 15% or 4500m² for other uses
 - Proposed Development: 181 dwellings & 2714.6m² of commercial/other uses (12.5%)
- Harry Walsh (HR) introduced the scheme and gave overview of the proposed development.
- EC indicated that residential use is acceptable in principle on the subject site... zoned Existing Built-Up in Blarney-Macroom Municipal District – LAP
 - Site within settlement boundary of Tower
 - Key Village – capacity for 182 dwellings
 - Focus for residential development in this location to be around Blarney/Monard/Stoneview
- EC indicated that the site is within settlement boundary of Tower which LAP indicated set capacity for 182 dwellings for settlement of Tower and that LAP puts focus for residential development in this location to be around Blarney/Monard/Stoneview
- EC acknowledged that NPF & RSES take precedent which promote the development of residential developments where appropriate
- EC also acknowledged that the City Development Plan 2022-2028 Issues Paper indicates that Tower will be treated as one of 4 Urban Towns and that the City Council will be focusing development in these areas.
- EC indicated that the frontage onto road welcomed for the retail/café units however there is some concern with the creche entrance facing onto road and if this will lead to congestion on road from cars stopping ad-hoc for drop-offs on the roadway rather than using assigned spaces within development
- HW said this was something which could be reviewed
- EC indicated that the apartment/duplex units may be better located at the entrance to create a more defined streetscape at this point
- Tony Duggan (TD) stated that to create an appropriate ‘streetscape’, the drop-down apartments and duplex developments would be better located adjacent to this entrance instead of semi-detached a housing and this would help achieve a more visually coherent character area
- Eamonn Gahan (EG) acknowledged opinions and advised that they will review the layout of these units with an aim to provided more of an urban streetscape at the entrance
- TD indicated that the scheme was well thought out and was happy with all of the Northern element with some adjustments required to improve central and Southern parts of proposal

- EC indicated that Sections 5.5.7 & 5.5.8 of County Development Plan related to Standards for Public Open Space Provision - Generally at least 12% to 18% of a site for development excluding areas unsuitable for house construction should be allocated to the provision of public open space *“however, the need to achieve higher qualitative standards in terms of design and layout is particularly important as it helps to achieve a high quality residential environment which fulfils the expectations of the users”*
- EC raised some concerns with gradient of Public Open Space areas
 - Northern most area appears to have a level change of approx. between 4m to 7m across this area. Usability of the area is essential
 - Central area (Quadrangle) appears to have quite a large level change also (4/5m) and the Character Area 3 section (C-C) shows this steep incline
- Liam Casey (LC) agreed with concerns regarding these areas and indicated minor revisions of these areas would be important along with details of recreational facilities
- EC raised concerns with placement of HSE units – may be isolated from main development
- TD & LC agreed. Advised positions of these units should be reviewed and this area could be incorporated in POS
- TD & LC suggested Stream/Wetlands areas should be more integrated into the scheme... duplex/apartments are side-on to the stream area. Development should address this area for more passive surveillance
- HW & EG indicated this could be reviewed. HW indicated that applicants preferred option would be to retain HSE units within development
- EG stated the HSE units would cater for 4 persons per unit
- EC stated that all residential units should comply with the “Quality Housing for Sustainable Communities, 2007” and “Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2018” to ensure compliance with these – advised this will be checked in detail at Tripartite stage
- HW acknowledged same and stated this will be all ensured for compliance prior to submission
- HW stated that a Retail Impact Assessment (RIA) will be completed prior to submittal.
- Valerie Fenton (VF) raised concerns with cross-section of public road (R617) in relation to supporting pedestrian/cycle connectivity and that a continuous pedestrian network from Cloghroe to Tower would be looked at and proposed development would have to ensure capacity at site boundary to enable same.
- VF also raised concerns with Bus Connects route and indicated site would need to provide a set-back should this be needed in future for Bus Connects.
- Ken Manley (KM) queried dimensions required for same

- VF & KM agreed to discuss same in follow-up meeting
- Simon Lyons (SL) raised serious concerns in relation to flooding, in particular to sites to West and South
- KM indicated outflow would be to public sewer and proposed development should improve flooding situation for Southern housing development.
- SL raised concerns regarding the channel passing through the site and that the treatment of this will impact on the channel. Concerns regarding this not being indicated on flood maps however history of flooding on site and surrounding roads
- KM indicated this would be fully reviewed and reported on in any submission
- HW indicated a full Hydrological Assessment would be carried out and acknowledged that the proposed development must be shown to improve flooding for the area and not make worse the existing situation.
- SL indicated there would be concerns regarding impacts on Senendale Estate (South of site) and resultant impacts on same.
- SL indicated an SFRA (Strategic Flood Risk Assessment) for the site should accompany any application
- EC indicated that no concerns from Housing directorate in relation to Part V – the location is ideal, from CCC point of view, located near to the church, post office, pharmacy etc in Cloghroe.
 - stated Housing directorate would like applicants to engage at an early stage on how they will provide Part V
- HW agreed
- EC stated that a Construction Management Plan and Waste Management Plan would be required at app stage
- HW agreed

	SIGNATURE	DATE
Eoin Cullinane, AP, Cork City Council.		10/11/2020

*The applicant is advised in accordance with **Section 247 (3)** of the Planning and Development Act 2000 (as amended), that “the carrying out of any consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act & cannot be relied upon in the formal planning process or in legal proceedings”.*



**Case Reference:
ABP-308980-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 189 no. residential units (124 no. houses, 65 no. apartments) creche and associated site works.

Coolflugh, Cloghroe, Tower, Cork.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Residential Density

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

- The location of the site within the boundary of Cork City;
- The Blarney Macroom Municipal District Local Area Plan 2017 and the Cork County Development Plan 2014-2020;

- National planning policy including the National Planning Framework;
- The Regional Spatial and Economic Strategy (RSES) for the Southern Region;
- Relevant S28 guidelines including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'), the 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
- The location / accessibility of the site relative to existing / proposed public transport services, district centres, retail facilities, local amenities and employment centres, including any relevant objectives in the Cork Metropolitan Area Transport Strategy (CMATS).

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

2. Surface Water Drainage and Flood Risk

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

- A Site Specific Flood Risk Assessment in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, to include hydraulic modelling of the watercourse at the development site and to address in particular any potential downstream impacts on the Owennagearagh River to the south of the site and at the R617/R579 junction.
- Detailed treatment of the watercourse on the western side of the site, including the riparian zone, such that there is no increase in flood risk, with regard to relevant guidance provided in the Inland Fisheries Ireland document 'Planning for Watercourses in the Urban Environment'.

- Detailed surface water drainage proposals for the development, to include SUDS measures where possible, and attenuation proposals with full details of proposed outfall rates, to be integrated where possible with the proposed roads design and landscaping scheme.
- Landscaping scheme to provide details of the treatment of the riparian zone and wetland areas within the site, along with biodiversity corridors.
- Detailed site layout of the development, to indicate any flood zones present at the development site based on the modelling in the SSFRA.
- The applicant is advised to consult further with Cork City Council Drainage Section in relation to these matters in advance of lodging an application.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

3. Interaction with R617, Pedestrian and Cycle Connectivity

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

- The provision of a detailed roads layout for the site frontage to the R617, as per the comments of Cork City Council Transport Mobility Section and Cork City Council Urban Roads and Street Design, to include an appropriate, suitable pedestrian crossing of the R617 to the satisfaction of the planning authority;
- Traffic calming measures to the R617;
- Relocation of the existing bus stop at the development site and associated pedestrian infrastructure;
- Cycle routes along the R617 in accordance with the guidance provided in the National Cycle Manual;

- All works to the R617 that are to be delivered by the prospective applicant should be included in the red line site boundary and the applicant should provide clarity as to the proposed timeframe for their delivery;
- The applicant shall demonstrate sufficient legal interest to carry out the proposed works at the R617;

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

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. Statement of Material Contravention (if applicable) with regard to the matters of housing quantum and residential density.
2. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities.
3. Building Lifecycle Report.
4. A site layout plan showing which, if any, areas are to be taken in charge by Cork City Council.
5. Comprehensive landscaping scheme for the entire site, to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site and (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.
6. Landscape and Visual Impact Assessment with photomontages and CGIs of the proposed development, to include, inter alia, consideration of visual impacts on

adjacent residential areas and on any sensitive or designated views / prospects in the vicinity, with regard to relevant development plan landscape designations.

7. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures.
8. Traffic and Transport Impact Analysis, to consider cumulative impacts of permitted development in the area.
9. Rationale for the proposed car parking provision with regard to Cork County Development Plan 2014 car parking standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include a car parking management strategy, details of the allocation of car parking spaces to the proposed land uses and parking provision for the creche.
10. Retail Impact Analysis.
11. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
12. Part V proposals.
13. Ecological Impact Statement to include details of flora, fauna and habitats present at the site; consideration of impacts on the riparian zone of the watercourse on the western side of the site; impacts on existing wetlands at the site; the retention and management of hedgerow boundaries at the site; impact on bats including the presence of any potential bat roosts at the site.
14. AA screening report or NIS.
15. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

Also, 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:

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.

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Cork City Council Childcare Committee

Rachel Kenny
Director of Planning
March, 2020