



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
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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”.*