

Proposed Development at Terrysland Carrigwohill: Council reference SHD33

Minutes of Section 247 Pre-Planning Consultation held on 15th July 2021.

Meeting held on Microsoft Teams

In attendance:

Name	Representing
Niall O Donnabháin	Cork County Council
Kevin O' Regan	Cork County Council
Ciaran O' Callaghan	Cork County Council
Donald Cronin	Cork County Council
James Hickey	Cork County Council
Robert O' Sullivan	Cork County Council
Harry Walsh	HW Planning
Paul Kenneally	BAM
Brian Westlake	Wilson Architects
Paud O' Mahony	Wilson Architects
Gary McCormack	RPS

Harry Walsh gave an overview of the proposal leading on from the density issues that had previously been raised by ABP.

Paud O' Mahony presented detail in relation to the proposed development. Noting that the hatched area under the power lines was undevelopable. He noted that an Urban Design Strategy Approach had been applied with corner units that turn the corners. There is pedestrian connectivity throughout. Public open space and landscaped space have been identified separately with passive surveillance over the public space. There are 3 story units on the distributor roads. The apartments do not have common areas, but all have own door access from ground level. The apartment blocks have a semiprivate space, with own doors where possible and generally in cul de sacs. Density is in the region of 40.5/Ha with useable open space of 18.6%.

Niall invited the Council reps to raise questions or comments.

Donald Cronin welcomed the development and noted that HIIT might have some concerns in relation to the timing, scope, and potential impact on the URDF project. He noted the Public Realm on Station Road which is at preliminary Part VIII design. The possible impact on the UAE Northern Services Link Road and the capacity of the Woodstock drainage channel and Station road upgrade works also need to be considered. He noted that a capacity assessment for surface water would be required to include all lands in the ownership of the developer. The dependence on the existing artificial pond and potential flood risks, both up and downstream. He asked about the proposal to use the existing cattle pass for the N/S link road and noted that the depth of 7 meters at this point. He advised that Atkins are undertaking work for the Council in relation to the side slopes at this location. He enquired if there has been contact with Irish Water.

Harry Walsh advised that no contact has been made yet with Irish Water. He advised that it is proposed that works will be compatible with Council works. He advised that an EIAR is to be undertaken and the potential flood issues will be included in this.

Gary McCormack advised that the pond was designed to facilitate 7% of the entire site. A full analysis of the catchment will be undertaken. Any other sites will be dealt with separately. Following the assessment, they will amend their SUDS as and if required.

Ciaran O Callaghan noted the forthcoming Part VIII for the Greenway works at the IDA site that will run on the northern side of the railway to Ballyadam. He advised that the underpass consists of 2 bores and the proposal is for one to be used traffic and the other for a cycle connection to the interurban cycleway. He enquired if TII views on potential traffic on the N25 have been sought in relation to any possible congestion.

A discussion on the linking in and alignment of the SHD proposal and other infrastructural works, and the wider constraints of the road network followed. It was noted that issues such as local impacts from proposed school development etc need careful consideration.

Robert O' Sullivan noted that flooding can occasionally occur as far as Powers land. Issues such as future maintenance of open drains within the site need to be clarified, piped or open etc. He also raised potential concerns about junction capacity.

Niall advised that some staff were unable to attend the meeting, but he would raise the issues that had noted to them. He noted that the proposed density is appropriate for the area and that the East/West connectivity will assist the development. The potential for the junction to impact on BAM lands will need to be assessed and confirmed but it is noted that they may not have any impact.

Alan Costello had raised issues relation to the pond quality management.

Greg Collins raised concerns about useability of open space and that the masterplan will need to be fleshed out more to reference the proposed character of areas within etc. He did have concerns relation to the nature and form. It was also noted that potential noise impact from the railway needs to be considered for units adjacent. A landscape strategy to ascertain how it works and fits in will need to be developed.

It was noted that currently the Council only has funding secured for the design of the Part VIII.

Ciaran advised that there are proposals to upgrade the railway to dual track.

It was agreed to arrange another meeting.