

CORK CITY COUNCIL
DEVELOPMENT MANAGEMENT, COMMUNITIES CULTURE & PLACEMAKING

S 247 & S 5(2) PRE-APPLICATION CONSULTATION MINUTE
STRATEGIC HOUSING DEVELOPMENT
SITE AT ARDAROSTIG, BISHOPSTOWN, CORK

Date of meeting:

17th June 2020, c.3pm

List of attendees:

Cork City Council

Evelyn Mitchell, Senior Executive Planner
Valerie Fenton, A/Senior Executive Engineer
Yvonne Hogan, Assistant Planner

Applicant

John White, Ardstone Homes Limited
Steve Cassidy, Ardstone Homes
John Fleming, John Fleming Architects
Eoghan Harford, John Fleming Architects
Liam O'Toole, Denis O'Sullivan & Associates
Eoin Reynolds, NRB Consulting Engineers
Mark Johnson, ParkHood
Harry Walsh, HW Planning
Conor Frehill, HW Planning

TYPE OF CONSULTATION

Strategic Housing Development pre-application consultation under section 5(2) of the Planning and Development (Housing) and Residential Tenancies Act, 2016 and section 247 of the Planning and Development Act, 2000 as amended.

PROPOSED DEVELOPMENT

The proposed development involves 271 units with ancillary creche, commercial space and associated site development works.

RELEVANT PLANNING POLICY & PLANNING HISTORY

Cork County Development Plan 2014
Ballincollig-Carrigaline Municipal Local Area Plan 2017
Land-use zoning objective SE-R-10
Previous SHD application on the site, ref ABP-303137-18 (construction of a residential development of 240 number units with ancillary crèche and associated site development works)

RECORD OF CONSULTATION

Introduction of scheme, planning history and previous refusal on the site for a SHD. Site is now in City Council administrative area.

Layout of scheme presented by agents: road work around contours, hill undeveloped, mix of unit types, density logically spread, new cycle and pedestrian route to north east corner, plaza at north east corner with some commercial space. Public open space 13% excluding southern portion of site, if included 35%. Access is DMURS compliant, traffic assessment undertaken, pedestrian and cycle accessibility to site, connectivity to Bishopstown, Dunnes Stores and proposed park and ride. Key aim is to have quality of public open space, variety of uses – a number of different areas to include public plaza, gateway at entrance, etc. connections carefully considered.

The meeting then discussed the planning history and refusal reasons, the first being the traffic/roads. Three entrances shown on the plan, applicants advised that City Council had an issue with three. Entrance at east was tight and for review. Issues discussed include treatment of cycleway, buffer between cycle/pedestrian/road; perimeter of urban area; avoid car centric development. Cycle route to east would cut down on car trip, importance of connectivity to schools, work etc. Agents agreed to liaise with City Council staff on this (Traffic Ops and Urban Roads).

Regarding design and layout, applicants were advised scheme would need to be reviewed against DMURS. Suggested to have taller buildings on either side of entrance to create stronger entrance, as proposed entrance was weak. City Council expressed concern re height and density of buildings at east. Pointed out by architect that only viable place for entrance was at west. Applicants were advised to have a stronger street. Architect agreed to look at it. Issue raised re open space, and its function, some areas peripheral and left over. City Council expressed concern regarding the open space to the south, unsure about it as potential area for anti-social behaviour. Agents stated challenging area to get right, hard to make it active due to levels and agreement would be needed. Advised of need to minimise north facing gardens and balconies for amenity.

NOTE: See also *Summary of Section 247 Meeting – 17th June 2020 – Cork City Council* with the pre-application documents.

Yvonne Hogan, A/SEP