

Comhairle Contae Chorcaí Cork County Council

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Bóthar Chorcaí, An Sciobairín,
Co. Chorcaí P81 AT28.
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Planning Section, Norton House,
Cork Road, Skibbereen,
Co. Cork P81 AT28.
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Bantry View Developments Ltd.,
C/O John J. O'Sullivan & Associates
Lindhu
Reenmeen East
Glengarriff, Co. Cork
P75 YX92

BY REGISTERED POST

02/08/2024

N.B. - IMPORTANT NOTE: Any response to this letter should clearly state that it is a response to a request for further information in connection with 24/00321 and be addressed to: - Planning Department, Norton House, Skibbereen, Co. Cork.

Re: 24/00321

Permission to demolish 2 no. existing fire damaged dwellings and construct 3 no. detached dwellings with outdoor terrace areas, access road and footpath linking to marino heights estate, foul sewer connecting to marino heights sewer, attenuated surface water sewerage system, public lighting underground utility ducting and all ancillary siteworks

At: Town Lots, Bantry, Co. Cork.

Dear Sir/Madam,

I refer to your planning application which was lodged with the Planning Authority on the 14/06/2024.

It is considered that the information submitted with the application is not yet sufficient to enable the Planning Authority to make a decision in this case. Therefore, to enable the Planning Authority give further consideration to your application, you are requested to submit **six copies** of the following further information:-

1. The site is located in a prominent position overlooking the town square and adjoining Architectural Conservation Area. Further visual assessment as suggested at pre planning stage is therefore required as there is some concerns that the visual amenity of the area could be impacted upon. Please submit a photomontage or similar assessment showing the development in relation to the proximity overlooking the ACA and town centre and squared area.
2. It is noted that there is more land owned by you than what is highlighted by the red boundary, i.e. the section to the south of the application site abutting the public road. This area is subject to unsocial/antisocial behaviour (dumping, littering, lighting fires) and should be part of the planning application to allow the Planning Authority control what is currently a health hazard and an eyesore, and also a source of surface water flooding on the public road. There is currently free access to all and sundry as the gate is damaged and is in an open position. You are requested to submit proposals for dealing with the balance of the lands to the south of the application site.



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3. Sight distance is not addressed in this application. The recommended sight distance for a speed limit of 50kph on primary roads is 50m. A sight distance of 50m in both directions will be required given the road type. Please submit a revised Proposed Site Layout drawing indicating 50m sightlines in both directions. The driver's position for the sightline is 2.4m back from the edge of the carriageway, seated in a normal saloon car. No vegetation or structure shall be higher than 1.0m over the edge of the carriageway within the sight visibility triangle.
4. There are no details of the proposed access road in terms of existing ground levels, proposed road levels, gradients, widths, construction. There are no contours or spot levels submitted. There is no long section through the proposed access road. Given that there are three dwellings, sharing a common access road, you should have regard to the "Recommendations for Site Development Works for Housing Areas" for guidance on road widths, pavement construction and acceptable gradients. You are requested to submit the above details and an estimate of the volume of fill required to make the road.
5. It is proposed that surface water will be disposed of to a proposed surface water system, refer to submitted Drainage Impact Assessment. Surface water shall not be permitted to flow from the site onto any public road. You are requested to submit a revised Surface Water drawing showing an interceptor drainage grating, of adequate capacity to deal with the expected residual surface water flows, which shall be installed at the entrances (both proposed and existing) to the site – to prevent surface water from flowing from the site on to the public road. Please advise where it is proposed the interceptor drains dispose of the surface water to.
6. You are required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out archaeological testing across the site to establish to the satisfaction of the Local Authority that there is no sub-surface archaeology within the proposed development site. The archaeologist shall carry out any relevant documentary research and excavate test trenches across the site. The archaeologist shall submit the testing plan to the Local Authority Archaeologist for written approval prior to submitting application for license to the National Monuments Service (NMS) of the Department of Housing, Local Government and Heritage. In the event that archaeological material is found during the course of the testing, the archaeologist shall immediately notify the Local Authority Archaeologist and NMS. Having completed the work, the archaeologist shall submit a report to the Planning Authority and to the NMS for consideration. Where archaeological material is shown to be present, avoidance, preservation in situ is the preferred option, and archaeological monitoring may be required and the Planning Authority and NMS will advise you with regard to these matters.
7. The proposed development involves the demolition of a building which supports a night roost of Lesser Horseshoe Bat and therefore mitigation measures are proposed. As this is the case, you are advised that the proposed works would involve disturbance, damage or interference with a bat roost site, and therefore a derogation licence will be required from the National Parks and Wildlife Service to allow such works to proceed. You are requested submit a copy of this license as part of the further information response. Furthermore, any updates to mitigation measures required under license should be included in the bat survey report and any other requirements set out under the license (e.g. changes to the design of new buildings) would be shown in revised drawings.
8. The extent of tree loss on site is not acceptable and is contrary to County Development Objective, HE 2 – 5: 'Trees and Woodlands' which seeks to protect mature trees/ groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders. You are therefore requested to submit a revised landscaping plan in respect of the proposed development whereby all existing trees are retained in so far as possible. This plan shall be required to reflect the principle of biodiversity net gain. The landscape plan shall be informed by a tree survey report of all existing trees on site.

9. You are requested to submit a tree survey, conducted by an arboricultural expert, for the site which shall include the following details:
- a. Identify the age, species and condition of all trees within the site.
 - b. A site layout plan, identifying all the trees on the site.
 - c. Identify which trees are required to be removed to facilitate the development.
 - d. The tree protection measures which will be implemented on the site to protect the trees for retention.
 - e. Details of compensatory planting on the site to ensure that there is no net loss of biodiversity on the site.

This request for further information is without prejudice to any decision the Council may take, either to refuse permission or to grant permission, with or without conditions. Please note that your application shall be declared to be withdrawn if all of the further information as required above is not submitted **within 6 months** of the date of this letter, or within such additional period, not exceeding 3 months, as may be agreed by the Planning Authority in accordance with Article 33 (3) of the Planning and Development Regulations 2001 as amended.

Please further note that where the Planning Authority considers that the further information request has not been fully complied with and requires clarification, the 4 weeks for making a decision (or 8 weeks in the case of an application accompanied by an EIS), does not begin until this clarification has been provided and the request for further information has been fully complied with.

Where Cork County Council collects any personal information from you in its role as a Planning Authority, such information will be processed in line with our privacy statement which is available to view on our website.

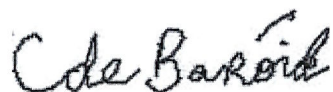
Please note that all information / supporting documentation submitted will be publicly available online and at the Planning Authority offices. Therefore, you should ensure that any personal information (i.e. PPSN, Bank Account numbers, date of birth, etc.) is removed from the documentation before it is submitted as part of the planning application.

In addition, where, as part of your response you submit any special categories of personal data relating to an individual, the person to whom the special categories of data refers **MUST** give their explicit consent to the use of this data by Cork County Council in processing your planning application.

Further consideration of your application is deferred pending receipt of the information requested.

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Yours faithfully,



Cathal de Baróid
Administrative Officer