



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 15th day of August 2019 by Seamus and Evelyn Scally care of Cunnane Stratton Reynolds, Copley Hall, Cotters Street, Cork.

Proposed Development:

A planning permission for a strategic housing development comprising a 'Build to Rent' residential development with associated facilities on a site bounded by South City Link Road (N27) and Rockboro Road and Gasworks Road, Cork.

The proposed development will consist of:

1. The construction of 118 number build to rent apartments in two number connected blocks ranging in height from four to seventeen storeys comprising:
 - 29 number studio apartments
 - 42 number one-bed apartments
 - 37 number two-bed apartments
 - 5 number two-bed duplex units
 - 5 number three-bed duplex units
2. The provision of a double level courtyard at ground and first floor level with associated landscaping and communal roof terraces at sixth and sixteenth floor levels.

3. Proposed resident's facilities / amenities including concierge service, laundry room, mail room, games room, communal kitchen / dining area, storage area, gym, workspaces / hot desks, bookable rooms, bookable party room and a television/ lounge area.
4. The provision of 239 number internally located bicycle spaces, additional visitor bicycle spaces on Gasworks Road and five number car parking spaces (including three number disabled spaces and two number spaces reserved for service vehicles including ducting for the provision of two number E Car charging points) at ground floor level.
5. A new connection to the existing pedestrian bridge that traverses the N27 linking Hibernian Road and Rockboro Road / Gasworks Road. The connection to the bridge facilitates access to the proposed development at second floor (concierge) level.
6. Improvements to local footpaths, roads and the public realm including;
 - new 1.8-metre footpath provided between the access to Rockboro Road and the junction with Old Blackrock Road,
 - new 1.8-metre footpath along Rockboro Road opposite the entrance to Gas Networks Ireland,
 - new uncontrolled pedestrian crossing with raised table on Rockboro Road providing access to Shalom Park,
 - improvement to pedestrian facilities at the existing junction of Old Blackrock Road / Boreenmanna Road,
 - improvement to pedestrian facilities at the existing junction of Old Blackrock Road / Rockboro Road,
 - improvement to pedestrian/ cycle facilities and public realm at the eastern (Gasworks Road) and western (Hibernian Road) approaches to the existing pedestrian overbridge that traverses the N27.
7. The development includes a communal bin store, plant / meter room, maintenance room, service access and all associated infrastructure and site development works.

Decision

Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the site's location close to Cork City Centre, within an established built-up area on lands with zoning objective ZO 2 City Centre Commercial Core Area (CCA), which seeks to 'support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the commercial core area (apart from comparison retail uses)' in the Cork City Development Plan 2015-2021;
- (b) policies and objectives in the Cork City Development Plan 2015, including the zoning of the site for residential use under objective ZO 1;
- (c) the Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- (d) the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013;
- (e) the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;

- (f) the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of the Housing, Planning and Local Government in March 2018;
- (g) the Planning System and Flood Risk Management for Planning Authorities (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in 2009;
- (h) the Urban Development and Building Heights Guidelines for Planning Authorities, prepared by the Department of Housing, Planning and Local Government in December 2018;
- (i) the Architectural Heritage Protection, Guidelines for Planning Authorities, issued by the Department of Environment, Heritage and Local Government in 2004;
- (j) the nature, scale and design of the proposed development;
- (k) the availability in the area of a wide range of social, community and transport infrastructure
- (l) the pattern of existing and permitted development on the site and in the area;
- (m) the planning history within the area;
- (n) the submissions and observations received, and
- (o) the report of the Inspector.

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density in this urban location, would not seriously injure the residential or visual amenities of the area, would not detract from the character and setting of the nearby Architectural Conservation Area, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area, the Screening for Appropriate Assessment Report submitted with the application, the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on European sites Great Island Channel Special Area of Conservation (site code: 001058) and Cork Harbour Special Protection Area (004030), or any other European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required. In doing so, the Board disagreed with the conclusions of the Screening for Appropriate Assessment Report submitted with the application.

Environmental Impact Assessment Screening

The Board completed an environmental impact assessment screening of the proposed development and considered that the Environmental Impact Assessment Screening Report submitted by the applicant, identifies and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment.

Having regard to:

- (a) the nature, scale and extent of the proposed development on an urban site served by public infrastructure;
- (b) the absence of any significant environmental sensitivities in the area, and
- (c) the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

the Board concluded that, by reason of the nature, scale and location of the subject site, the proposed development would not be likely to have significant effects on the environment. The Board decided, therefore, that an environmental impact assessment report for the proposed development was not necessary in this case.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a satisfactory standard of development.

3. The developer shall enter into water and/or waste water connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

4. Pedestrian access to the entrance plaza shall be permanently open to the public 24 hours a day. No gates, security barrier or security hut shall be permitted at the entrances to this development from Rockboro Road.

Reason: In the interests of ensuring permeability, in accordance with national policy.

5. Full details of the design, construction and operation of the proposed cantilevered ramp shall be agreed in writing with the planning authority, prior to the commencement of any works on site.

Reason: In the interests of clarity and public safety.

6. The development hereby permitted shall be for Build-to-Rent units which shall operate in accordance with the definition of Build-to-Rent developments as set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (March 2018) and be used for long term rentals only. No portion of this development shall be used for short term lettings.

Reason: In the interest of the proper planning and sustainable development of the area and in the interests of clarity.

7. Prior to the commencement of development, the owner shall submit, for the written consent of the planning authority, details of a proposed covenant or legal agreement which confirms that the development hereby permitted shall remain owned and operated by an institutional entity for a minimum period of not less than 15 years and where no individual residential units shall be sold separately for that period. The period of fifteen years shall be from the date of occupation of the first apartments within the scheme.

Reason: In the interests of proper planning and sustainable development of the area.

8. Prior to expiration of the 15-year period referred to in the covenant, the owner shall submit for the written agreement of the planning authority, ownership details and management structures proposed for the continued operation of the entire development as a Build-to-Rent scheme. Any proposed amendment or deviation from the Build-to-Rent model as authorised in this permission shall be subject to a separate planning application.

Reason: In the interests of orderly development and clarity.

9. Prior to commencement of development on site, the developer shall submit, for the written agreement of the planning authority, details of the management company, established to manage the operation of the development together with a detailed and comprehensive Build-to-Rent Management Plan which demonstrates clearly how the proposed Build-to-Rent scheme will operate.

Reason: In the interests of orderly development and the proper planning and sustainable development of the area.

10. The outdoor terrace area at sixth floor level shall be unavailable to residents between the hours of 22.00 and 08.00.

Reason: In the interests of protecting residential amenity.

11. The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular:
- (a) The roads and traffic arrangements serving the site (including signage) shall be in accordance with the detailed requirements of the Planning Authority for such works and shall be carried out at the developer's expense.
 - (b) The roads layout shall comply with the requirements of the Design Manual for Urban Roads and Streets, in particular carriageway widths and corner radii.
 - (c) A shared surface shall be provided for the entire width of Rockboro Road from the junction with Old Blackrock Road to the northern edge of the site frontage on Rockboro Road. All amended vehicular and pedestrian access points and shared surfacing shall be designed in accordance with the Design Manual for Urban Roads and Streets. Full details of adequate parking provision for existing Rockboro Road residents shall also be submitted. All road modifications and improvements shall be carried out at the applicant's expense.
 - (d) The materials used in any roads / footpaths provided by the developer shall comply with the detailed standards of the planning authority for such road works.
 - (e) A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.
 - (f) All parking spaces shall have a functional electric vehicle charging point.

Reason: In the interests of pedestrian, cyclist and traffic safety and to protect residential amenity.

12. The site shall be landscaped in accordance with the submitted scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works. The approved landscaping scheme shall be implemented fully in the first planting season following completion of the development or each phase of the development and any plant materials that die or are removed within three years of planting shall be replaced in the first planting season thereafter.

Reason: In the interest of residential and visual amenities.

13. All geotechnical works shall be carried out to the relevant Eurocode. This shall include temporary works which are required to be carried out in accordance with the requirements of the relevant Eurocode. Prior to the commencement of any works on site, a construction programme of works shall be submitted to, and agreed in writing with, the planning authority detailing:
 - (a) Details of any further site investigation which shall be undertaken on site.
 - (b) Locations of monitoring which shall be undertaken, prior to the commencement of construction until a period of six months after construction is completed.

Reason: In the interest of safety and to protect the residential amenity of adjoining property.

14. All works to ensure the stability of the site boundaries shall be designed and supervised by a qualified engineer with professional indemnity insurance. A copy of the professional indemnity certificate and associated design drawings for the proposed works shall be submitted to the planning authority for its written agreement, prior to the commencement of any works on site.

Reason: In the interest of safety and of the proper planning and sustainable development of the area.

15. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

16. Details of all external signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. In this regard, signage shall be restricted to individual lettering affixed directly to the building, without backlighting or internal illumination.

Reason: In the interest of the amenities of the area / visual amenity.

17. Glazing at ground floor level to South Link Road shall be permanently comprised of clear glass. No stickers, posters or advertisements shall be affixed to the glazing.

Reason: In the interest of visual amenity.

18. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenity of property in the vicinity and the visual amenity of the area.

19. Site development and building works shall be carried only out between 07.00 to 19.00 hours Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

20. Prior to commencement of development, proposals for an apartment numbering scheme and associated signage shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development.

21. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of orderly development and the visual amenities of the area.

22. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall:
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably qualified archaeologist who shall carry out site testing and monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection (in situ or by record) of any remains that may exist within the site.

23. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste, and in particular recyclable materials, in the interest of protecting the environment.

24. Prior to commencement of development, a phasing programme for the development shall be submitted to the planning authority for agreement.

Reason: To provide for the orderly development of the site.

25. A Final Site-Specific Construction and Environmental Management Plan (CEMP) shall be submitted, for the written agreement of the planning authority at least five weeks in advance of site clearance and site works commencing.

Reason: To protect the environment during the construction phase and also to avoid impacts on water quality, fisheries, sustainable drainage and flooding.

26. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

27. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking for construction traffic, parking machinery and the location for storage of deliveries to the site.

Reason: In the interests of public safety and residential amenity.

28. Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of social and affordable housing in accordance with the requirements of section 96 of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter (other than a matter to which section 97(7) applies) may be referred by the planning authority, or any other prospective party to the agreement, to the Board for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

29. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to the Board for determination.

Reason: To ensure the satisfactory completion of the development.

30. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019