

An
Bord
Pleanála

Board Order

ABP-311874-21

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 5th day of November 2021 by Eichsfeld Limited care of Fehily Timoney of Core House, Pouladuff Road, Cork, County Cork.

Proposed Development comprises of the following:

Construction of 191 number Built to Rent apartments, 10 number car parking spaces and access to four number existing car spaces, and 448 number bicycle spaces.

Parcel A, located north of the junction of Assumption Road and N20 North City Link Road, Blackpool. The site is bound to the west by the N20 national road and to the east and south by Assumption Road and will comprise of 99 number apartments in two number apartment blocks comprising; the north apartment block of nine storeys with rooftop amenity terrace and landing structure with a height over ground level of 31.8 metres to parapet level; and the south apartment block of nine storeys with a height over ground level of 29.65 metres to parapet level.

Proposed works include:

- The provision of 99 number apartments comprised of 59 number one-bedroom (3,220.1 total square metres) and 40 number two-bedroom (3,189.4 total square metres) apartments,

- The provision of a communal facilities including function room (100.7 square metres), meeting room (64.0 square metres), residents lounge (80.7 square metres), workspace (35.9 square metres) and dining and kitchen facilities (33.3 square metres and 46.1 square metres),
- The provision of 260 number bicycle spaces,
- All ancillary site works including drainage and landscaping and public realm, improvements fronting onto the N20 road.

Parcel B, consists of the existing Hewitt's Mill building located south of the junction of Assumption Road and the N20 North City Link Road, Blackpool, Cork. The site is bound to the west by the N20 City Link Road, to the east and north by Assumption Road. Permission is sought to retain and adapt the existing Hewitt's Mill Building (National Inventory of Architectural Heritage Register Number 20862040 and National Monument Reference Number CO074-116) at its existing height over ground level of 15.66 metres (ridge level) over four storeys, and incorporation of additional building of four to seven storeys to the rear (east) of the existing Hewitt's Mill building to a height over ground level of 25.24 metres to parapet level to provide 69 number apartments.

Proposed works include;

- The provision of 69 number apartments comprised of 48 number one-bedroom (2,655.0 total square metres), 15 number two-bedroom (1804.9 total square metres) and six number three-bedroom (836.5 total square metres) apartments,
- The provision of a communal facilities including cinema and media room (87.0 square metres), function room (86.4 square metre), residential lounge (107.6 square metres) and gym facilities (265.6 square metres),
- 142 number bicycle spaces,
- 10 number car spaces and access to four number existing car spaces,
- All ancillary works including drainage and landscaping.

MA

Parcel C, is located at Shandon Villa, Popes Hill Road, Blackpool, Cork. The site is bound to the south by Popes Road to the west by Assumption Road and to the east by The Avenue, Ardpatrick. Permission is sought for a single apartment block on a sloping site with a height over ground level of 21.6 metres to parapet over six number storeys on its western elevation and three number storeys on its eastern elevation to provide 23 number apartments.

Proposed works include:

- The demolition of a derelict house,
- Land clearance,
- The provision of 23 number apartments comprised of 13 number one-bedroom (706.2 total square metres) and 10 number two-bedroom (772.9 total square metres) apartments,
- The provision of 46 number bicycle spaces,
- All ancillary works including drainage and landscaping.

Permission is also sought to upgrade public road junctions in proximity to the site in order to improve pedestrian permeability in the area at the following locations;

- Watercourse Road/R846, works include, dropped kerb and tactile paving to be added to existing controlled junction (Northern Crossing Only)
- Pope's Hill/N20 Junction; works include addition of tactile paving and dropped kerb to existing pedestrian crossing
- Shandon View Cottages/N20 Junction; works include addition of tactile paving to existing pedestrian crossing
- Pope's Hill/Rathmore Park Junction; works include addition of tactile paving, dropped kerb and road marking for 2 additional Pedestrian Crossings
- Goldsmiths Avenue/Old Youghal Road Junction: works include addition of dropped kerb and tactile paving with the existing footpath to be increased in width through removal of bollards and drainage gullies to facilitate pedestrian movement.
- Assumption Road at three number locations to include the following,
 - (a) upgrade of existing pedestrian crossing adjacent to existing tax office to include addition of tactile paving, dropped kerb and road markings;

- (b) upgrade of existing pedestrian crossing northeast corner of existing Hewitt's Mills building to consist of additional tactile paving, dropped kerb (to eastern side and addition of road markings;
- (c) addition of tactile paving, dropped kerb and road marking for one number additional pedestrian crossing at the location of proposed pedestrian access at the proposed Hewitt's Mills site all located at in Blackpool, Cork City on an overall site of approximately 0.79 hectares across three adjacent land parcels comprising; Parcel A – at Assumption Road and N20 North City Link Road; Parcel B - Hewitts Mills Building at the junction of Assumption Road and the N20 North City Link Road; and, Parcel C - at Shandon Villa, Popes Hill Road.

Decision

Refuse permission for the above proposed development based on the reasons and considerations 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

1. Having regard to

- Table 16.2 of the Cork City Development Plan 2015-2021 which sets out a requirement of 10% public open space provision for new residential developments.
- The provisions of 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 which include key criteria such as Inclusivity, Layout and Public Realm.
- Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020 which sets out minimum floor areas for communal open space.
- The form and layout of the proposed development
- The disposition of open space within the proposed development

It is considered that the development, as proposed, results in a poor design concept that is substandard in its form and layout due to the lack of sufficient high quality appropriately landscaped usable open spaces, which are available for a mix of active and passive uses. As a result of the inadequate level of public open space proposed, it is considered that the proposal represents over-development of the site, would lead to conditions injurious to the residential amenities of future occupants, would not be in compliance with Table 16.2 of the operative Cork City Development Plan 2015-2021 and would conflict with Ministerial guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

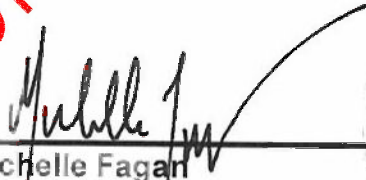
2. Having regard to

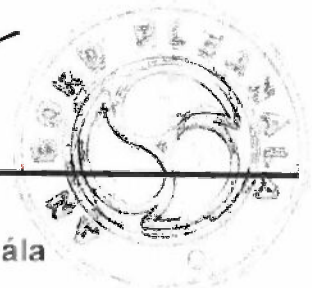
- Hewitt's Distillery, a Recorded Monument (Record of Monument and Places Ref: CO074-116), identified in the National Inventory of Architectural Heritage Register Number 20862040 with its categories of special interest being Architectural and Social, and which is recognised as an important part of Cork's historic distilling heritage, particularly the social and industrial heritage of the Blackpool/Watercourse Road area.
- Objective 9.1 of the operative Cork City Development Plan 2015-2021 which seeks to promote the protection of the heritage of the city and to ensure that development reflects and is sensitive to the historical importance and character of the city.
- Objective 9.28 which seeks the protection of NIAH and other structures of built heritage interest.
- The provisions of the Architectural Heritage Protection, Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht in October 2011 which note that 'The architectural quality of a historic building may be compromised if the size of openings is altered; if existing openings are blocked up, if new openings are formed. Any new openings should be sympathetic with the architectural character of the building in terms of materials, design, scale and proportion' (sections 10.2.2-10.2.4).

The Board is not satisfied that based on the information submitted, the applicant has demonstrated that the proposed development at Parcel B, specifically the redevelopment of the Hewitt's Mills building and works proposed to its western elevation, would not have an adverse impact on the historic character and architectural quality of the building through the removal of historic fabric and other alterations proposed. Furthermore, it is considered that while the submitted Archaeology and Built Heritage Impact Assessment describes and illustrates significant internal features, insufficient information has been provided to indicate the retention of the roof structure, trusses, corbels, internal columns, beams, beam tensioning system and fittings.

The Board considers that the proposed development would not comply with Objectives 9.1 and 9.28 of the Cork City Development Plan 2015-2021, would be inconsistent with the provisions of The Architectural Heritage Protection, Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht in October 2011, would detract from the historic character of this significant industrial building and in particular, would be an unsympathetic design response to the western elevation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Inadequate information has been submitted in relation to the proposed Sustainable Urban Drainage System strategy, in addition to storm water drainage and flood risk. In the absence of this information, it has not been adequately demonstrated that the proposed development would not be prejudicial to public health and would not lead to flooding in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 10th day of March 2022

DECISION QUASHED