



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301345-18

Proposed Development: 382 no. apartments, neighbourhood centre, 3 no. additional access points to the adjacent Lough Mahon walkway/cycleway, upgrades to a section of the Mahon Link Road (R852) to the north of the N40 interchange to incorporate a shared bus and cycle lane and all associated works.

Jacobs Island, Mahon, Cork.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective applicant should satisfy themselves that the proposed tall building provides the optimal architectural solution for this strategic landmark site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed tall building having regard to

inter alia, National and Local planning policy, the sites context and locational attributes.

2. A report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details. Particular attention is required in the context of the strategic location and visibility of the site and to the long term management and maintenance of the proposed development.
3. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
4. In the context of the information required above, a detailed photomontage report which includes the detailing of the proposed structure rather than an outline of same.
5. The Transport and Transportation Assessment and other documentation related to Traffic and Transportation shall respond to the comments raised by both the National Transport Authority and Transport Infrastructure Ireland in the responses received by the Board which are attached.
6. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically how the development will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units and adjoining traffic routes. Details in relation to noise impact and mitigation for same shall also be included. Furthermore, landscape and architectural drawings that clearly detail the relationship between wind impact mitigation measures and the design of pedestrian pathways and public and private open spaces shall be included.
7. Prospective applicant should satisfy themselves that a Stage Two Natura Impact Statement is not required for the proposed development.
8. Additional documentation relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical

Appendices') with specific reference to a Justification Test (if necessary) and should take account of any highly vulnerable development proposed.

9. Details of the uses proposed for the tenant amenity space.
10. A layout plan that details the location and appropriate quantity of bicycle parking spaces.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Department of Culture, Heritage and the Gaeltacht (in the interests of nature conservation and archaeological protection)
5. An Taisce – the National Trust for Ireland (in the interests of nature conservation and archaeological protection)
6. The Heritage Council (in the interests of nature conservation and archaeological protection)
7. Irish Aviation Authority
8. The Operator of Cork Airport

Rachel Kenny
Director of Planning
May, 2018

NOTE: Enclosed are copies of the responses received from the TII and NTA.