

An  
Bord  
Pleanála

**Case Reference:**

**302236-18**

---

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: Student accommodation comprising 228 no. bed spaces and associated site works at Sandbrook, Doughcloyne (Townland), Wilton, Co. 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 require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Development Strategy

Further justification/re-examination of the documents as they relate to the proposal which includes for the provision of an access road over an area zoned Objective Z0 14 Public Open Space within the Cork City Development Plan 2015. Having regard to, inter alia, the specific wording relating to this land use zoning objective and the planning history pertaining to the site, the

applicant should satisfy himself/herself that they can proceed with an application for this part of the proposed development noting the provisions of section 9(6)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. In the event that an application is made, the application documentation should clearly lay out the justification and rationale for the proposed development having regard to the above. The materiality or otherwise of any contravention of the statutory objectives pertaining to the site, should be fully addressed in the application documentation.

2. Public Open Space

Further consideration of the documents as they relate to the open space proposed, with particular emphasis on surveillance/safety along the length of the proposed access road; the usability of the open space and proposals for active/passive open space in the context of landscaping proposals. In addition, further consideration of the documents as they relate to pedestrian and cycle facilities connecting the proposed development with nearby centres, third level institutions, existing transport services and existing amenities and facilities. The further consideration of these issues may require an amendment to the documents and/or design rationale submitted.

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:

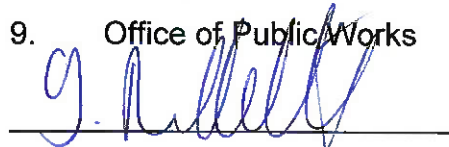
1. Drainage details, having regard to the Pre-Connection Enquiry Report of Irish Water dated 16<sup>th</sup> August 2018, together with section 4.5 of the 'Opinion' from Cork County Council dated 28<sup>th</sup> August 2018 and 'Drainage/Servicing Issues' section of 'Opinion' from Cork City Council, dated 28<sup>th</sup> August 2018.
2. Additional documentation relating to appropriate flood risk assessment that demonstrates the proposed development 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 associated 'Technical Appendices') guidelines.

3. Noise Impact Assessment, which addresses the potential noise impact from the N40 South Ring Road and clearly outlines noise mitigation measures, if considered necessary.
4. Ecological Impact Assessment.
5. A site layout plan indicating what areas, if any are to be taken in charge by the planning authority.
6. Student Demand and Concentration Report.
7. A site-specific Student Management Plan which includes details on management outside of term-time.

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. An Taisce
2. An Chomhairle Ealaíon
3. Fáilte Ireland
4. NPWS, Department of Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. Inland Fisheries Ireland
7. Irish Water
8. Transport Infrastructure Ireland
9. Office of Public Works



Tom Rabbette

Assistant Director of Planning

1<sup>st</sup> October 2018

