



An
Bord
Pleanála

**Case Reference:
ABP-302800-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 100 no. built to rent apartments and associated site works.

Site bounded by South City Link Road (N27), Rockboro Road and Gasworks Road, 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.

Building Height

1. Further consideration of documents as they relate to the height and slenderness ratio of the development. The prospective applicant should satisfy themselves that the proposed building provides the optimal architectural solution for this prominent city centre site and in this regard, the

proposed development shall be accompanied by an architectural report and accompanying drawings that outline the design rationale for the proposed building height having regard to inter alia, National and Local planning policy including the recently published national guidance document 'Urban Development and Building Height', the site context and locational attributes. In addition, a comprehensive suite of photomontage images shall be prepared that takes into account any important views and vistas in the vicinity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Public Realm and Connections

2. Further consideration of documents as they relate to the layout of the proposed development particularly in relation to permeability and the criteria set out in the Urban Design Manual relating to 'Connections' which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the Design Manual for Urban Roads and Streets. The configuration of the layout particularly as it relates to the interface with Rockboro Road, likely pedestrian routes to and from the city centre, the potential for pedestrian/vehicular conflicts in the context of the petrol filling station forecourt and the creation of an urban edge along the South City Link Road should be given further consideration. Further consideration and/or justification of the documents as they relate to the proposed ground floor element of the scheme along Rockboro Road and the potential for the creation of own door access to apartments may require an amendment to the documents and/or design proposals submitted at application stage.

Building Finish and Materials

3. Further consideration of the documents as they relate to the detailed design of the proposed development. The documentation submitted at application stage should demonstrate that the external finishes, materials and detailing of the proposed buildings, together with the landscaping and surface/boundary treatments of the outdoor spaces would be of a sufficient quality to ensure that the proposed development makes a positive contribution to the character

of the area over the long term. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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. Transport Infrastructure Ireland
3. Department of Culture, Heritage and the Gaeltacht
4. An Taisce-the National Trust for Ireland
5. Heritage Council

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. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build to Rent accommodation. There shall be a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period (Your attention is drawn to the provisions of Specific Planning Policy Requirement 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018)

2. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties.
3. Construction and Demolition Waste Management Plan.
4. Archaeological assessment report with a focus on the railway heritage and industrial archaeology of the site and environs.
5. A mobility management strategy that shall be sufficient to justify the amount of parking proposed for cars and bicycles.
6. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including the specific planning policy requirements in respect of Build to Rent developments.

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Director of Planning
,2018