



An  
Bord  
Pleanála

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

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-302803-18**

**Proposed Development: Demolition of existing industrial building and derelict garage, construction of 418 no. student bed spaces, re-location of telecommunications mast and associated site works.**

**Bandon Road and portion of the Church of the Immaculate Conception, Lough 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 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. A detailed visual impact assessment that comprises a photomontage report with key viewpoints from locations in the vicinity of the site. An accompanying architectural report should outline the design rationale for the proposed building height, scale and massing.

2. 2. A report that addresses issues of residential amenity (both existing residents and future occupants), specifically how the development will limit the potential for overlooking and overshadowing. A report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units.
3. 3. A report that addresses the demand for and concentration of student accommodation in the area, together with an adequately detailed student management plan that will address the ongoing operation of the student accommodation facility during and out of term time. Reference should be made to Variation 5 of the City Development Plan that addresses student accommodation.
4. 4. Appropriately scaled drawings that show how the development integrates with the existing footpath and road infrastructure. Detailed public realm proposals should be prepared that extend to and include the public footpath and public road. Public realm improvements should place pedestrian and cyclist movement at the centre of any design strategy. The preparation of a public realm design report, prepared in compliance with the guidance provided by the Design Manual for Urban Roads and Streets, that recognises the importance of assigning higher priority to pedestrians and cyclists, without unduly compromising vehicle movement. This may require an expansion of the red line boundary of the site and the consent of relevant landowners.
5. 5. A pedestrian permeability report that analyses the potential for pedestrian and cyclist connectivity to and through the site and the reasons and rationale for the finalised scheme.

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

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Rachel Kenny  
Director of Planning  
December, 2018