



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-303263-18

Proposed Development: 273 no. apartments (modifications of Reg.Ref:16/37233 PL28.249400) and associated site works.

Blackrock, 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 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. Concise details in tabular form of planning history of overall lands, as outlined in red and blue, dating back to the parent permission Reg. Ref. TP03/27645 which includes for, inter alia, decision date, reference number, number of units proposed/permitted, number of car/bicycle parking spaces permitted, open space calculations and density of development. This information should be accompanied by a map clearly showing each parcel of land referred to above.

2. Details of proposals permitted/envisaged for all public open space zoned lands within the owner's landholding, as outlined in blue in submitted documentation, in particular the lands to the north of the Ursuline convent.
3. Additional details in relation to connectivity achievable through the site to the wider area, including details relating to pedestrian connectivity to the public walkway to the west.
4. Additional CGIs/visualisations/cross-sections showing the proposed development relative to existing/permitted development in the vicinity and which show potential impacts, if any, on Protected Views in the vicinity.
5. Architectural Impact Assessment outlining impacts, if any, on nearby Protected Structures.
6. Schedule of accommodation.
7. Daylight and Sunlight Analysis.
8. Transport, roads and parking details having regard to the Opinion of Cork City Council of in relation to access, sustainable travel, parking provision, Traffic and Transport Assessment, Road Safety Audit, Mobility Management.
9. Tree and hedgerow survey, which clearly outlines which trees/hedgerow are proposed for removal, if any.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
11. Waste Management Plan.

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. Department of Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. Irish Water
7. Transport Infrastructure Ireland
8. Cork County Childcare Committee

Rachel Kenny
Director of Planning
February, 2019