



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 304211-19

Proposed Development: 302 no. residential units, ground floor retail, creche and associated site works.

Horgan Quay, Railway Street, 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 building heights and articulation provide the optimal architectural solution for this site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outline the design rationale for the proposed building heights and massing having regard to inter alia, National policy such as Urban Development and Building Heights Guidelines for Planning Authorities' – 2018 and local planning objectives concerning building height, the site's riverside context and locational attributes. The report should describe how the use of massing and

height achieves the required densities but with sufficient variety of form to respond to the adjoining emerging developments and creates visual interest in the streetscape and riverside location. In this regard, more detailed drawings that illustrate particular design motifs, the junctions between elements such as windows and balconies and how the form of the overall block is broken up should be prepared.

2. Detailed contextual elevations and cross sections that show permitted development in the vicinity, specifically but not confined to the following: the relationship between the apartment block, landscaped boundary and the entire width of the Railway Street and footpaths, the relationship between the apartment block and emerging development to the east and the internal relationships between the block and the station master's building and the landscaped amenity spaces.
3. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed. Details relating to the materiality of the proposed podium and ground floor open spaces should also be submitted. Detailed proposals for the interface between the proposed development and Railway Street and Horgan's Quay, together with details of the public realm surrounding the site and adjacent to the permitted development to the east. Additional detailed CGIs and visualisations should be submitted in this regard.
4. The following reports that address all aspects of building appearance and durability:
 - (a) 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 visibility of the site along Horgan's Quay and to the long-term management and maintenance of the proposed development.
 - (b) A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
5. A mobility management strategy which shall be sufficient to justify the amount of parking proposed for cars and bicycles. The amount of bicycle parking should take account of the standards set out in table 16.9 of the city development plan, and should be in locations that are convenient, sheltered and secure. An assessment of car parking provision should take account of the advice provided in the 2018 Guidelines on Design Standards for New Apartments.
6. A housing quality assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those

details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements.

7. A Daylight/Sunlight and Overshadowing 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 and in private, shared and public open space. Drawings should be suitably scaled and annotated.
8. A detailed phasing plan that addresses the delivery of public realm improvements and public amenity spaces that form part of the permitted development currently under construction adjacent to the site. Specifically, any interdependencies, if any, between the prospective application and the permission for the overall site should be highlighted.
9. A draft construction management plan and a draft waste management plan.
10. Flood Risk Assessment as it relates to the site, in the context of the adjacent permitted development.

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. Transport Infrastructure Ireland
2. Minister for Culture, Heritage and the Gaeltacht
3. Heritage Council
4. An Taisce — the National Trust for Ireland
5. Irish Water
6. Inland Fisheries Ireland
7. Minister for Transport, Tourism and Sport
8. Cork City/County Childcare Committee

Director of Planning
,2019