



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 304245-19

Proposed Development: 118 no. Build 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 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. The prospective applicant should satisfy themselves that the development proposed in any SHD application can be developed independently of any proposal for which permission has not yet been granted on lands in their ownership.
2. A suitably detailed report that addresses the criteria highlighted in section 3.2 of the Urban Development and Building Heights - Guidelines for Planning Authorities, December 2018.
3. A microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects).

4. Detailed contextual elevations and cross sections that show existing development in the vicinity, and how public realm improvements will be integrated.
5. a) 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 courtyards and ground floor open spaces should also be submitted.

b) Detailed proposals and design rationale for any other areas of public realm improvement should be submitted together with the necessary legal consents. In particular, in locations such as development connected with any works to the public footbridge.
6. 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 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).
7. 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.
8. 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.
9. A draft construction management plan and a draft waste management plan.
10. A detailed phasing plan that addresses the delivery of public realm improvements in the vicinity of the site such as pedestrian crossing points and rationalised car parking spaces.
11. 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).

12. A layout that shows areas to be taken in charge by the Council, if any.

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
6. Bord Gais/Gas Networks Ireland
7. Irish Aviation Authority
8. Health and Safety Authority

Director of Planning
,2019