



An
Bord
Pleanála

**Case reference:
ABP-304987-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 201 no. Build to Rent units which will include the demolition of the former Sexton pub, and the reuse and renovation of 2 no. protected structures Ref. No. PS 1137, (also a Recorded Monument C0074-119002) and Ref No. PS 1138.

Albert Quay, Cork City, 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 documentation submitted would constitute a reasonable basis for an application, further clarity and/or justification of documents as they relate to the proposed private and communal amenity spaces, having regard to the criteria as set out in SPPR 8 of the Design Standards for New Apartments - Guidelines for Planning Authorities (2018). In particular, clarity is required as to the nature of the private amenity spaces that are provided, and greater definition of same is required on the drawings.

2. A Wind study Analysis, in respect of the functionality of the communal spaces provided at 9th floor and 12th floor levels.
3. Further justification within the application documents as they relate to the level of car parking provision proposed, having regard to criteria (iii) as set out in SPPR 8 of the Design Standards for New Apartments – Guidelines for Planning Authorities (2018). Clarity as to the allocation of parking for users (commercial/residential) should also be provided.
4. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing, permitted and proposed taller buildings should be provided, and related assessment of same provided, having particular regard to (i) the cumulative impact of the proposal on protected and key views (ii) the cumulative impact of the proposed building and permitted tall buildings on the setting of the Albert Quay, Albert Road and Victoria Road Architectural Conservation Area, and on the setting of surrounding Protected Structures, including those on the Custom House Quay site and (iii) the impacts on surrounding residential development.
5. Additional details/additional CGIs/visualisations/3D modelling of the proposed public realm at ground floor level, with particular regard to the quality of the public realm provided, proposed links through the public realm to adjoining sites, and how this will increase permeability through the site, and serve as an amenity for the wider area.
6. Additional detail and/or justification is required for the non-provision of childcare facilities, having regard to the views of the Planning Authority in relation to the possible shortfall in childcare capacity in the area. If justification is not possible, a childcare facility should be provided on the site. Particular regard should be had to the criteria as set out in Childcare Facilities – Guidelines for Planning Authorities (2001).
7. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
8. Waste Management Details.
9. A Justification Test should be submitted, noting that the majority of the site would appear to be in Flood Zone B and partially in Flood Zone A.
10. Site Specific Construction and Demolition 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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Irish Water
5. National Transport Authority
6. Transport Infrastructure Ireland
7. Irish Aviation Authority
8. The Operator of Cork Airport
9. Cork City Childcare

Rachel Kenny
Director of Planning
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