



An
Bord
Pleanála

**Case Reference:
ABP-306048-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 81 no. student apartments (550 no. bedspaces) and associated site works. O' Riordan's Joinery, Bandon Road, a portion of the Church of Immaculate Conception, Lough Road, 74 Bandon Road and No's. 1 and 2 Ardnacarrig, Bandon Road, 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 require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Development Strategy

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of:

- The design response of the block fronting onto the Bandon Road (Block 5) particularly in the context of the location of the site within a Historical Street Character Area. Further documentation /consideration is required to

demonstrate that the architectural approach is the optimal solution for the site in terms of the scale, massing and materiality of this block.

- The interface between this new block and the public realm to ensure satisfactory pedestrian and cyclist movements as well as potential permeability through the site.
- Further consideration should also be given to the disposition, design, treatment and finishes of the additional floors proposed on the remaining blocks.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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. This should include additional viewpoints from the Lough Road, Greenmount ACA and the Church of the Immaculate Conception. An accompanying architectural report should outline the design rationale for the proposed increased height, scale and mass of the buildings and the architectural drawings should clearly reference the heights of the permitted scheme and the proposed amendments.
2. A report that addresses issues of residential amenity (both existing residents and future occupants), specifically how the proposed increases in height will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units. Contextual elevations should be provided where appropriate, particularly along the Bandon Road. A full sunlight and daylight analysis should be provided.

3. A report that addresses the demand for and concentration of student accommodation in in the area, having regard to the proposed increased number of units.
4. The preparation of a public realm design report prepared in accordance with the guidance provided by DMURS.
5. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of street furniture including public lighting and boundary treatments should be submitted.
6. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit. A Mobility 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. Irish Water

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Rachel Kenny

Director of Planning

February, 2020