



An  
Bord  
Pleanála

**Case Reference:  
ABP-306166-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 1,100 no. apartments, childcare facilities and associated site works.**

**The former Ford Distribution Site, Centre Park Road, Cork.**

An Bord Pleanála considers that a second consultation meeting is necessary for the purpose of forming an opinion. Therefore, having regard to the provisions of section 6 (7) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and article 285(6) of the Planning and Development Regulations 2001-2019, it is proposed to hold a second consultation meeting at a time and location to be determined at a later date (**no later than the 21<sup>st</sup> April 2020**).

The prospective applicant is advised that the following matters be addressed in the consultation documentation and submitted to An Bord Pleanála and the planning authority prior to that second consultation meeting. The prospective applicant should note that this letter and matters referred to hereunder do not constitute an 'Opinion' for the purposes of section 6(7) of the Planning and Development (Housing) and Residential Tenancies (as amended), such an opinion shall issue within 3 weeks of the holding of the second consultation meeting. A date for the second consultation meeting will be determined once An Bord Pleanála and the planning authority has received a response from the prospective applicant on the matters referred to hereunder.

## **Matters to be addressed in the consultation documentation**

### **1. City Docks Area Based Transport Assessment (ABTA) and South Docks Level Strategy.**

Further clarification in relation to the rationale relate to the development strategy of the site and the implication of the City Docks Area Based Transport Assessment (ABTA) and South Docks Level Strategy.

### **2. Development Strategy**

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of site layout and architectural approach, density and housing mix, design, including heights, massing and materials, connections and permeability, open space strategy and overall Masterplan. Urban design and place making considerations, and the effects on townscape and landscape receptors based on an evaluation of short-range, mid-range and long-range views.

Regard should be had to the sites prominent location of the site and the need for an architectural design of exceptional high character and quality on the site. Regard should be had to the need to form a coherent and legible block structure within the site overall and to make a positive contribution to place making at the street level; to respond to the character of the area and to create a distinctive character for the development overall.

### **3. Residential Amenity**

Further consideration and/or justification of the documents are they relate to the residential amenities of prospective occupiers.

### **4. Visual Impact**

Further consideration and/or justification of the documents are they relate to the Visual Impact Assessment, in particular the interaction/interface with the public realm along Centre Park Road, Marquee Road and the Monaghan Road extension.

## **5. Flooding**

Further consideration and/or justification of the documents are they relate to site specific flood risk assessment and flood management strategy and the implications for the site arising from the South Docks Levels Strategy

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

### **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.

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Rachel Kenny

Director of Planning

February, 2020

If you have any queries in relation to the matter, please contact the undersigned. Please mark in block capitals "Strategic Housing Unit".