



An
Bord
Pleanála

**Case Reference:
ABP-306166-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

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

The former Ford Distribution Site, Centre Park 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 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. City Docks Area Based Transport Assessment (ABTA) and South Docks Level Strategy.

Further consideration and/or justification of the documents are they 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.

Further consideration of these issues may require an amendment to the document and/or design proposals submitted.

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, design, including heights, massing and materials, connections and permeability, open space strategy and overall Masterplan.

Further consideration of these issues may require an amendment to the document and/or design proposals submitted.

3. Phasing

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of site layout in respect of the requirement for a 10 year permission, the phasing for delivery of the development and the implication of the City Docks Area Based Transport Assessment (ABTA) and South Docks Level Strategy.

4. Residential Amenity

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

5. 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.

6. 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

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. Detailed rationale for the proposed residential density and housing mix with regard to the provisions of the current Cork City Development Plan and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted. Including details of all external materials and finishes and durability of same.
3. (a) Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Cork City Council.
(b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual.
(c) A Parking Strategy and Mobility Management Plan.
(d) A Quality Audit that includes: (i) Road Safety Audit, Access Audit, Walking Audit and Cycle Audit.
4. A Building Height Survey that includes report and maps clearly showing the location and details of existing and permitted buildings in Cork city over 6 storeys in height.

5. An analysis of wind microclimate at ground level with reference to pedestrian occupation and usability of new public spaces in the context of the scale of the buildings proposed. An analysis and assessment of the functionality of the roof top communal spaces should also be carried out.
6. (a) Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal if proposed. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Sections should be submitted at key locations where the public open spaces interface with proposed residential units.
7. A report identifying the demand for school and crèche places likely to be generated by the proposal and the capacity of existing schools and crèches in the vicinity to cater for such demand.
8. Sunlight, Daylight and Shadow Analysis
9. A Noise Impact Assessment and mitigation.
10. Site Specific Flood Risk Assessment.
11. Draft 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 Committee

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

May, 2020