



An  
Bord  
Pleanála

**Case Reference:  
ABP-306210-19**

---

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

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: 285 no. student bedspaces and associated site works.  
North Main Street, Cork City.**

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 are they relate to the development strategy for the site in respect of:

- The design, height, massing and siting of the blocks.
- Materials and treatment of elevations.
- The interface of the blocks with adjoining streets and lanes.
- Connectivity through the site and interface with public realm.
- Amenity spaces.

Having regard to the limited or generic information provided, the Board's consideration is limited to high level issues and it should be noted that in respect of some of the commentary, it should be read in the context of this lack of detail within the documents. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

## **2. Coleman's Lane**

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

- Route/alignment of the reinstated Coleman's Lane.
- Access through adjoining carpark.
- Right of way.
- Access and management of the lane.

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

## **3. Impact on Adjoining properties**

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

- Impact on residential amenities.
- Interface with adjoining properties.

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

## **4. Visual Impact Assessment**

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

- Impact on protected views and prospects identified in the current County Development Plan.
- Localised impact at street level having regard to North Main Street, Grattan Street, Adelaide Street and existing lanes.

Having regard to the limited or generic information provided, the Board's consideration is limited to high level issues and it should be noted that in respect of

some of the commentary, it should be read in the context of this lack of detail within the documents. 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 report that addresses issues of residential amenity (both existing residents and future occupants), specifically how the proposed height and setback from the boundaries 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. A full sunlight and daylight analysis should be provided. Noise impact should also be addressed.
2. 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.
3. The preparation of a public realm design report prepared in accordance with the guidance provided by DMURS.
4. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit. A Mobility Management Plan.
5. A draft construction and demolition waste management plan.
6. A Student Accommodation 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
2. Minister for Culture, Heritage, and the Gaeltacht
3. Heritage Council
4. An Taisce – the National trust for Ireland.
5. Fáilte Ireland.
6. An Chomhairle Ealaíon.

**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