



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-306442-20

Proposed Development: Demolition of an existing dwelling, construction of 216 no. student bedspaces and associated site works.

San Paula, Orchard 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 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. An up-to-date Student Demand and Concentration Report.

2. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing development, including the surrounding residential development.
3. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
4. A report (or reports) that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overshadowing, potential overlooking and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
5. A detailed layout plan and report outlining existing and proposed pedestrian/cycle connectivity to the surrounding third level institutions, to surrounding services and to the City Centre, including details of any infrastructural improvement works proposed as part of the application. In addition the information requested in relation to traffic and transport (as detailed in Part XI of the planning authority's opinion should be provided, namely details in relation to the design of the entrance, materials/finishes for the proposed shared surfaces, a road safety audit, a Mobility Management Plan, lighting proposals and a Demolition and Construction Traffic Management Plan.
6. A detailed schedule of accommodation demonstrating compliance with the relevant standards, including the standards as set out in Table 16.5a of Variation No. 5 of the Cork City Development Plan 2015-2021.
7. A site specific Student Management Plan which includes details on management outside of term-time.
8. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

9. 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. Transport Infrastructure Ireland

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.

Tom Rabbette
Assistant Director of Planning
May, 2020

