



An
Bord
Pleanála

**Case Reference:
ABP-306625-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: Modifications to previously permitted Cork City Council ref:17/37406 increasing student accommodation from 242 no. bedspaces to 292 no. bedspaces and associated site works.
The Former Square Deal Premises, Washington Street West, 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. Height, Bulk and Massing

Having regard to matters raised during the tripartite meeting, and in particular, having regard to the concerns of the Planning Authority raised during the meeting and also raised in the submitted opinion, the prospective applicant should provide further justification and/or detail in relation to the proposed height,

bulk and massing of the proposed development, having particular regard to the height and massing proposed on the south-west corner of the site (Woods Street/Washington Street elevations) and to the height and massing proposed on the Lynch's Street elevation. Further detail and/or justification is also required in relation to the blank elevations facing towards Washington Street and Little Hanover Street.

2. Protected Views/Protected Structure

Having regard to matters raised during the tripartite meeting, and in particular, having regard to the concerns of the Planning Authority raised during the tripartite meeting and also raised in the submitted opinion, the prospective applicant should provide further justification and/or detail in relation to the impact on protected views, in particular, but not limited to, protected views SFC4 'View of St. Finbarr's Cathedral from Grenville Place (near Mercy Hospital)' and PAN1 'View of St. Finbarr's Cathedral from St. Anne's Tower'. Further justification and/or detail is also required in relation to the relationship of the proposal to the protected structure on the site, paying particular regard to the concerns raised by the Planning Authority during the tripartite meeting and also raised in the submitted opinion.

3. Flood Risk

Having regard to matters raised during the tripartite meeting, and in particular, having regard to the concerns of the Planning Authority raised during the tripartite meeting, and also raised in the submitted opinion (as detailed in Section 4.16 Part 2 'Flooding' of said opinion), the prospective applicant should provide further justification and/or detail in relation to flood risk. In particular, further justification should be provided for the proposed finished floor levels and further information should be provided in relation to the cited Cork City Flood Relief Scheme, including the current status of same, and projected timetable for implementation.

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 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.
2. 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.
3. An up-to-date Student Demand Report/Additional evidence in relation to the concentration of student accommodation in the area.
4. 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.
5. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
6. Appropriate Assessment Screening Report.

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

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