



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-306993-20**

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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: 258 no. residential units (6 no. houses, 252 no. apartments), creche and associated site works.**

**Ballinure, Blackrock, Co. 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. Development of ZO12 Lands**

Having regard to the land use zoning objective pertaining to the southern part of the application site (land use zoning objective ZO12) and also having regard to the restrictions placed on An Bord Pleanála under s.9(6)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the prospective applicant should satisfy themselves that it is open to An Bord Pleanála to consider a

grant of permission should an application be submitted. Should the prospective applicant proceed with an application for a residential use on this part of the site, the application should be accompanied by a justification/rationale as to why, in the prospective applicant's opinion, it is open to An Bord Pleanála to consider a grant of permission. The justification/rationale should include a response to the concerns raised in the PA report of Cork City Council at section 4.3 concerning the residential use proposed on this part of the application site.

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

## **2. Legacy of Mother and Baby Home**

Further consideration/justification of the documents as they relate to the use of Bessborough House as a Mother and Baby Home between the 1920s and 1990s and the possibility of unrecorded burials within the development site, as raised in the 'Fifth Interim Report' of The Mother and Baby Homes Commission of Investigation (April 2019). The applicant is advised to consider this important and sensitive cultural heritage issue and to address this matter in the subject application in terms of (i) providing some means to interpret and communicate this history and (ii) proposals to address the potential discovery of previously undocumented burials during construction or site works.

It is suggested that key stakeholders including the Planning Authority should be involved in this process.

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

## **3. Building Height, Landscape and Visual Impacts**

The prospective applicant should satisfy themselves that the proposed building heights provide the optimal urban design and architectural solution for this site and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:

- 1) The reports of Cork City Architect (8th May 2020) and Conservation Officer (12th May 2020).
- 2) Potential impacts on the setting of Bessborough House (RPS 004090) and on the adjacent Folly and views towards same from within and outside the development.
- 3) The location of the development site within the historic demesne of Bessborough House and in an Area of High Landscape Value.
- 4) Potential impacts on Views and Prospects and Scenic Routes designated under the Cork City Development Plan 2015-2021 and the Cork County Development Plan 2014-2020;
- 5) Detailed Landscape and Visual Impact Assessment, to include photomontages and 3D modelling. The LVIA should include views of the development with both winter and summer vegetation and to include any plant or other structures on the roof of the proposed development, in order to give as accurate a representation as possible.
- 6) Rationale for proposed building height with regard to the Urban Developments and Building Height Guidelines for Planning Authorities 2018.

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

#### **4. Design and Layout of Public Realm and Provision of Car and Cycle Parking**

Further consideration/justification of the documents as they relate to the design and layout of the public realm and car and cycle parking provision. In this regard, the submitted documents should allow for further consideration of the following matters:

- 1) Rationale for the proposed quantum of car and cycle parking with regard to development plan standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include provision for accessible car parking and electric vehicle charging points. This matter is also to be addressed in the context of Traffic and Transport Impact Assessment and a

Mobility Management Plan, including details of ongoing car parking management within the development;

- 2) The location of proposed car parking with parking at surface / podium level to be minimised in favour of provision at undercroft level;
- 3) The comments of Cork City Council Roads Design Engineer (30th April 2020) and Traffic and Transport Mobility Section.
- 4) Roads layout to be consistent with DMURS;
- 5) Pedestrian connectivity / desire lines through the development, including the provision of satisfactory connections to the Greenway to the immediate east of the site. All works to be delivered by the prospective applicant should be included in the red line site boundary;
- 6) The provision of a safe set down area for the creche;
- 7) A detailed landscaping plan for the site, to be designed with consideration for the location of the site within a historic demesne landscape associated with Bessborough House and in an Area of High Landscape Value, which clearly sets out proposals for hard and soft landscaping including street furniture, SUDS measures and play area / play equipment, also details of any existing trees / other vegetation / walls or other features to be retained within the proposed development and details of boundary treatments and connections to the adjacent Greenway. Additional cross sections, CGIs and visualisations should be included in this regard;
- 8) Tree Survey, Arboricultural Report and Impact Assessment, to provide a detailed tree survey of the development site and assessment of the quality and quantity of the specimens to be removed, along with measures to protect trees to be retained during construction;
- 9) Proposals to ensure the achievement of a high quality public realm for residents of the proposed 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. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities. In this regard, the applicant is also advised to submit a Building Lifecycle Report.
2. Cross sections to indicate levels of adjacent public roads and Greenway, access roads, podium levels and open spaces within the proposed development and the undercroft car park.
3. Architectural Heritage Impact Assessment to include consideration of potential impacts on the setting of Bessborough House (RPS 004090) and associated Folly adjacent to the development site.
4. Archaeological Impact Assessment which responds to the comments outlined in the report of Cork City Archaeologist (7th May 2020)
5. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units and in private and shared open spaces.
6. A noise report, which addresses the potential noise impact from the adjoining N40 South Ring Road and clearly outlines proposed noise mitigation measures, if so required.
7. Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of

existing childcare facilities in the area and demand for childcare provision within the proposed scheme.

8. AA 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. Department of Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. An Chomhairle Ealaíon
5. Fáilte Ireland
6. Irish Water
7. Transport Infrastructure Ireland
8. National Transport Authority
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.

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Tom Rabbette  
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July, 2020