



An  
Bord  
Pleanála

**Case Reference:**

**ABP-307259-20**

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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: 274 no. residential units (46 no. houses, 228 no. apartments), creche and associated site works.**

**Former St. Kevin's Hospital and Grounds, Shanakiel, 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 Strategy**

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The location, design and use of external materials for the apartment blocks in the vicinity of St Kevin's Hospital, in particular Blocks U, T & S, having regard



to the dominant location of the site in relation to Cork City, the visual impact on the Protected Structure and the Protected Views around the site.

- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
- The inclusion of appropriate pedestrian and cycle connections into adjoining sites indicating enhanced permeability.
- The design and layout of the duplex units to ensure clarity on the functioning and entrance into the units with regard to any double fronted units provided, the appropriate public realm to ensure strong streetscapes are created in conjunction with the proposed pedestrian/ cyclist movement through the site.

## **2. Car Parking Rationale.**

Further consideration of documents as they relate to the provision of car parking on the site, in particular the quantum and overall layout of the parking in relation to:

- The quantum of car parking provided within the scheme having regard to the potential for dual use for the crèche and enterprise centre, future proposed public transport schemes in the vicinity of the site and the requirement to promote sustainable transport patterns for new developments.
- The design and location of the car parking provision adjoining the apartment blocks, in particular Blocks S, T & U, the need for high quality public realm and landscaping and the visual impact on future residential occupants of these apartment blocks.



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. Submission of an updated Conservation Impact Assessment including, *inter alia*, surveys and justification for demolition of structures within the site and include plans and particulars for the future integration, if any, of the “Linked Corridor”.
2. Updated Transport Impact Assessment including enhanced pedestrian infrastructure along Beechtree Avenue and Shanakiel Road, the capacity of the junctions in the vicinity of the site having regard to car parking provision and the integration of sustainable transport option.
3. Updated Sunlight and Daylight Access Analysis indicating compliance with the BRE Guidelines, having regard to the worst case scenario for the ground floor apartments, *inter alia*, rooms with no direct sunlight or adjacent to retaining walls.
4. Clarification and integration of pedestrian and cycle connectivity from the site into adjoining sites in the vicinity, in particular south east through Rose Hill Upper and south west through Atkins Hall apartment complex.
5. Inclusion of all works associated and/or required for the proposed development within the red line boundary including, *inter alia*, works proposed for any upgrades to the public road or infrastructure.
6. Submission of a Mobility Management Plan.
7. Updated Landscape Master plan detailing the functionality of all passive and active play facilities including, *inter alia*, overlooking and surveillance of active play areas, detailed plans for the future use of the open space within the Landscape Protection Zone and compliance with the requirement for play facilities as per Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
8. Submission of a detailed Construction Environmental Management Plan.



9. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
10. Details confirming compliance with the Irish Water requirements and all works required for the water and waste water connection. The application should address, *inter alia*, the issues raised in the submission received by An Bord Pleanála from Irish Water.
11. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
12. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
13. Submission of a Breeding Bird Survey and a Bat Survey.
14. Detailed plans for the removal, if any, of the retaining wall to the south of the site and submission of a boundary plan for the perimeter of the site, including, *inter alia*, integration of any pedestrian/ cycle links and boundary proposals along the east of the site adjoining the disused reservoir.
15. Submission of an Invasive Species Action 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. **Transport Infrastructure Ireland**
3. **Minister for Culture, Heritage and the Gaeltacht (archaeology & built environment)**
4. **Heritage Council**
5. **An Taisce — the National Trust for Ireland**
6. **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

24<sup>th</sup> September, 2020

