



An  
Bord  
Pleanála

**Case Reference:  
ABP-308043-20**

---

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

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: Demolition of existing structures, construction of 265 no. student bedspaces and associated site works.**

**Wilton Road, Victoria Cross, Bishopstown, 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 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 road and the Curragheen river.

- Connectivity through the site and interface with public realm.
- Amenity spaces.

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

## **2. Access & Transportation**

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

- Implication of CMATS
- Access and relationship with restaurant to the south.
- Right of way.
- Car parking strategy and implications for existing parking serving adjoining restaurant,
- A response to the issues raised by the Transportation Department contained in the Planning Authority's Opinion received by An Bord Pleanála on the 23<sup>rd</sup> September 2020.

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 City Development Plan.
- Localised impact at street level.

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.

## **5. Drainage and Flooding**

Further consideration and/or justification of the documents are they relate to site specific flood risk assessment and flood management strategy

A response to the issues raised by the Drainage Department contained in the Planning Authority's Opinion received by An Bord Pleanála on the 23<sup>rd</sup> September 2020.

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. A schedule of accommodation demonstrating compliance with relevant standards, including the standards as set out in Table 16.5a of Variation No. 5 of the Cork City Development Plan 2015-2021.
4. A site specific Student Accommodation Management Plan which includes details on management outside of term-time.
5. A draft construction and demolition waste management plan.
6. A response to the issues raised by the Drainage Department contained in the Planning Authority's Opinion received by An Bord Pleanála on the 23<sup>rd</sup> September 2020.
7. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. National Transport Authority

4. The Minister for Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce

**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

December, 2020