



An
Bord
Pleanála

**Case Reference:
ABP-308049-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 229 no. Build to Rent apartments and associated site works. The Former Hewitt's Mills site, North City Link Road, Blackpool, 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. Design Strategy

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

- The interface of the proposed development on Site C (Island Site) with Assumption Road and the N20.
- The interface of the proposed development on Site D (Pope's Hill Site) with Assumption Road and pope's Hill.

- Connectivity through the sites and between the four plots which make up the overall site and interface with public realm.
- Open Space Strategy.

This should include a detailed Landscaping Plan for the site (ie all 4 plots which comprise the overall site) which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Pedestrian permeability through, linking the site and beyond the sites should be outlined. Details of the interface between private and communal areas should also be detailed.

- A Masterplan which clearly shows the relationships the inter-connectivity and integration of the four sites and how the development will be delivered in a cohesive manner as a single SHD proposal.

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

2. Architectural & Archaeological Heritage

Further consideration and/or justification of the documents are they relate to:

- A response to the issues raised by the Conservation Division contained in the Planning Authority's Opinion received by An Bord Pleanála on the 22nd September 2020.
- A response to the issues raised by the Archaeology Division contained in the Planning Authority's Opinion received by An Bord Pleanála on the 22nd September 2020.

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

3. Transportation & Car Parking

Further consideration and/or justification of the documents as they relate to:

- The implication of the Cork Metropolitan Area Transport Strategy (CMATS) for the sites.
- The provision of safe vehicular, pedestrian and cycle access to the development with regard to DMURS and to the safe provision of accessible car parking and cycle parking, to include consideration of a proposed set down area.

- Provision of a positive contribution to the public realm at Assumption Road, the N20 and Watercourse Road.
- A response to the issues raised by the Transportation Division contained in the Planning Authority's Opinion received by An Bord Pleanála on the 22nd September 2020.
- Justification/rationale for the proposed car parking strategy for the proposed development, having particular regard to the quantum of parking proposed and its context, how it is intended to be assigned and managed and measures proposed to address shared carparking with the adjoining uses at Site A.

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

4. Residential Amenities

Further consideration and/or justification of the documents are they relate to:

- 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 individual rooms within the development, in communal open spaces and in public areas within the development. The impact on adjoining lands and residential properties and uses should also form part of the assessment.
- The impact on residential amenities (in particular Sites A and D) in terms of overlooking of adjoining properties. The proposed development should to be designed to avoid direct overlooking of adjacent residential properties.
- The development should be designed so as not to have a negative impact on any potential redevelopment of adjoining lands.
- Noise Impact Assessment/Mitigation measures.

This should include a report that addresses issues of residential amenity (both existing residents and future occupants) and full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units, where applicable. Contextual elevations should be provided where appropriate.

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

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 (Housing Quality Assessment) which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018, including its specific planning policy requirements. Particular attention shall be directed to the provision of adequately designed and an appropriate quantum of dual aspect apartments.
2. A Building Life Cycle Report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
3. Wind micro-climate study, including analysis of balconies, pedestrian areas and amenity areas.
4. A Landscape and Visual Impact Assessment, to include inter alia impact on Protected Views and Prospects identified in the current City Development Plan, Long views of the site and localised impact at street level.
5. A report identifying the demand for school and childcare places likely to be generated by the proposal and the capacity of existing schools and childcare facilities in the vicinity to cater for such demand.
6. A Taking in Charge Layout.
7. A response to the issues raised by the Drainage Division contained in the Planning Authority's Opinion received by An Bord Pleanála on the 22nd September 2020.
8. Site Specific Construction and Demolition Waste Management Plan.
9. 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**
- 5. Department of Culture, Heritage and the Gaeltacht**
- 6. Heritage Council**
- 7. An Chomhairle Ealaíon**
- 8. Failte Ireland**
- 9. An Taisce-the National Trust for Ireland**
- 10. 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.

Tom Rabbette
Assistant Director of Planning
December, 2020