



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-311438-21**

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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: 283 no. apartments, creche and associated site works. Bessborough, 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. Having regard to the history of uses on these lands and the findings of the *Commission of Investigation into Mother and Baby Homes* (Final Report October 2020), with regard to the potential for unrecorded burial sites with the wider Bessborough estate lands, the application should provide further elaboration and clarity with regard to the recommendations made in the report on the *“Cultural Heritage Legacy of the Subject Lands, The Farm, Ballinure, Blackrock, Cork City”*, (Sept 2021) prepared by John Cronin & Associates.

A clear rationale / justification for the recommended approach to these matters should be set out.

The application should clearly establish the planning and legal implications for any development which may be granted planning permission on the site, arising from the identification of any unrecorded burial site during the recommended monitoring exercises. In making recommendations in this regard, the prospective applicants should note the obligations on the Board in attaching conditions to any potential grant of planning permission, including that any such conditions be precise, reasonable and enforceable.

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. The application should be accompanied by an appropriately detailed Masterplan / Design Statement which should set out a coherent strategy for the overall development of lands within the prospective applicant's ownership at Bessborough. The Masterplan should describe the overall response to the historic context and landscape setting of the lands, and the relationship between developments within different character areas in terms of their design and layout and the influences thereon.
2. The application should be accompanied by a detailed rationale / justification for the range of building heights and the massing of development proposed, having regard to potential impacts on the character and setting of Bessborough House, a protected structure, and its role and position within the historic demesne landscape.

Regard should be had, inter alia, to the provisions of Chapter 16 of the Cork City Development Plan 2015-2021 relating to Building Height and Objective 10.4 with regard to Areas of High Landscape Value, and to the criteria set out in Section 3.2 of the Urban Development and Building Height, Guidelines for Planning Authorities' (2018).

3. Further analysis of the landscape and visual impacts of the proposed development should be undertaken, to include additional photomontages and

imagery. Such analysis should consider, in particular, views from within the original demesne to the south of Bessborough House and longer views including those identified for protection in the Cork City Development Plan 2015. The analysis should take account of the varying mitigation of such visual impacts provided by foliage and vegetation at different times of the year.

4. The application should clearly illustrate and assess the relationship between the proposed development and the adjoining farmyard complex and walled garden to the west, identified in the National Inventory of Architectural Heritage (reg. no. 20872006), having regard to the height and scale of development proposed. Detailed section and contextual drawings and other imagery should be submitted in this regard.
5. The application should be accompanied by the following:
  - (i) A detailed Traffic and Transport Assessment (TTA) in respect of the proposed development. In preparing this TTA, regard should be had to the detailed requirements set out in the submission of the planning authority, dated 08/10/2021, and the report of the Transport and Mobility (Traffic Operations) section. The assessment should consider the cumulative impacts of the development with other existing and proposed development within the Bessborough estate and on adjacent lands, including the developments to the north permitted under PA ref. 17/37565 and 18/37820.
  - (ii) A Mobility Management Plan and a Car and Bicycle Parking Management Strategy.
  - (iii) The application should be accompanied by a Quality Audit in accordance with Annex 4 of DMURS, including a Road Safety Audit.
6. Detailed design proposals for the proposed Greenway access bridge should be provided, which should address the matters raised in the submission of the Planning Authority to An Bord Pleanála dated 15/10/2021, including a rationale for the siting and design of the structure, a requirement for an increase in the width of the bridge, interaction with the existing Greenway and issues of wayfinding.

This aspect of the development should be assessed as part of the Quality Audit to be undertaken in respect of the proposed development.

7. Further consideration of, and possible amendment to the documents and/or design proposals submitted, having regard to the relationship of the proposed development with the adjacent lands to the north. It should be demonstrated that the proposed development would not prejudice any future development of those lands, having particular regard to issues including overlooking, daylight, sunlight and overshadowing.
8. Details of the areas intended to be taken in charge by the Local Authority should be clearly set out.
9. The Ecological Impact assessment should include the results of all surveys undertaken in respect of these lands, including in particular Wintering Bird Surveys and Bat Surveys. Documentation should confirm that all surveys were undertaken at the appropriate times of the year.

The application should be accompanied by an Invasive Species Management Plan.

10. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.
11. All documents should be in a format which is searchable.
12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

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. **Minister for Culture, Heritage and the Gaeltacht (Development Applications Unit)**
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**
10. **Minister for Children, Equality, Disability, Integration and Youth**

**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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Stephen O'Sullivan  
Assistant Director of Planning  
December, 2021