



An  
Bord  
Pleanála

**Case Reference:  
ABP-311723-21**

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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: 1,030 no. apartments, 2 no. creches and associated site works. Former Tedcastles Site, Centre Park Road, 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. Further consideration of, and possible amendment to the documents and/or design proposals in respect of the relationship of the proposed development with the adjoining lands which are zoned in the Cork City Development Plan Objective ZO18 To provide for new primary and post-primary schools. The application documentation should clearly demonstrate how the development will comply with the lands use zoning objectives of the plan and set out how the development would integrate with, or impact on the future development of a school(s) on those lands.

2. Further consideration of the documents and justification for the design, scale, height, and layout of development proposed. The application should describe and demonstrate a strategic design process for these lands which has had regard to the relationship with adjoining lands, and which recognises the role of this site, and the significance of the proposed development, in the wider city. Regard should be had in particular to the criteria set out in Section 3.2 of the Urban Development and Building Height, Guidelines for Planning Authorities' 2018, particularly at the scale of the city and the district, the provisions of the City Development Plan in relation to building height, and as well as the submission of the planning authority to An Bord Pleanála, dated 16/11/2021.
3. Further consideration of, and possible amendment to the documents and/or design proposals, having regard to the Neighbourhood Centre zoning objective for lands fronting Centre Park Road.

Consideration should provide a detailed / robust planning rationale for the location and layout of commercial uses on the site and should demonstrate how the development will support the land use objectives of the development plan for this area. Regard should be had to the relationship with adjacent development on Centre Park Road permitted under ref. ABP-309059-20 and how these developments will contribute to the objectives of the development plan in this regard.

The application should provide a rationale for the omission of lands zoned for neighbourhood centre uses, which are within the prospective applicant's ownership.

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 drawings should provide further detail with regard to existing and proposed levels across the entire development site. The treatment of level

differences within the proposed development and the relationship of the development with adjoining lands and public roads should be described in detail, in plan and in section drawings. Particular consideration should be given to the interface with Centre Park Road and the Marina.

The application should describe the relationship between proposed commercial units and adjoining public spaces and how pedestrian footfall and activity will be generated within these areas.

2. Further analysis of the relationship with Centre Park Road should be undertaken and described in detail in the application, to include detailed section drawings and other imagery demonstrating the context of the site with adjoining permitted development.
3. The application should include a detailed rationale for the proposed residential density and housing mix having regard to the provisions of the City Development Plan and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018). The application should respond to the issues raised in the submission of Cork City Council received by An Bord Pleanála on 17/11/2021.
4. Detailed design proposals for proposed pedestrian bridges from the application site to the Marina, crossing the open storage channel, should be provided. Any associated works occurring outside of the applicant's landholding should be clearly identified and evidence of the consent of the relevant landowner should be submitted in this regard.
5. An analysis of the impact on views identified in the Landscape and Visual Summary Statement should be provided and further consideration should be given, inter alia, to the scale and mass of development in longer views east from the city. The analysis of visual impacts should also give consideration to the extent of masterplan proposals for the lands.
6. An Invasive species management plan should accompany the application where such species are identified within the lands.
7. The site plans should clearly identify all / any wayleaves or rights of way across the application site in accordance with the requirements of article 127(2) of the

Planning and Development (Strategic Housing Development) regulations 2017, as amended.

In addition, existing overhead powerlines traversing the site, and associated adjacent pylon structures, should be clearly identified in the application drawings.

8. A revised strategy should be submitted for the collection, management, storage, and discharge of surface waters, including SUDS measures, which shall take account of the provisions of the Cork South Docks Levels Strategy. The strategy should include detailed proposals for the treatment, including any upgrading, realignment or remediation, of existing open drains and culverts within and adjoining the site. The application should address the matters raised in the report of the Drainage Department of Cork City Council dated 19/10/2021.
9. An analysis of wind microclimate and pedestrian comfort should be submitted, with reference to pedestrian occupation and usability of new public spaces in the context of the proposed development and adjoining permitted developments. The analysis should also address the safety and comfort of residential amenity spaces, including communal spaces and private upper floor balconies, both within the site and on adjoining lands. Any required mitigation or other design measures arising from such assessment should be clearly described and assessed in the study. The assessment should have regard to the interaction with adjoining future development within the Masterplan area.
10. The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties, including permitted development to the east and the adjoining zoned school site. This assessment should consider the relationship between the proposed development and future development on the wider Masterplan lands.

In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision. Where any alternative, compensatory design solutions in respect of daylight are proposed, these

should be clearly identified and justified, and their effect appropriately described and / or quantified.

11. A housing quality assessment should be submitted which provides the specific information regarding the proposed apartments required by the Guidelines on Design Standards for New Apartments (2020). The assessment should demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
12. The application should be accompanied by the following:
  - a) A Traffic and Transport Impact Assessment (TTIA), the scope of which should be discussed in advance with Cork City Council, and a Mobility Management Plan.
  - b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual.
  - c) A Parking Management Strategy including detail on the breakdown of parking by type and land use.
  - d) Details of the design of bicycle parking / storage, which should accord with the provisions of the Guidelines on Sustainable Urban Housing: Design Standards for New Apartments.
  - e) A Quality Audit that includes: (i) Road Safety Audit, Access Audit, Walking Audit and Cycle Audit. The Road Safety Audit should include the design and layout of the proposed basement / undercroft car park.
  - f) A Servicing and Operations Management Plan.
13. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) should also be submitted.
14. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
15. Detail of areas intended to be taken in charge by the local authority, including any surface water management features within such areas.
16. An Aeronautical Assessment should be undertaken in respect of the proposed development which should include consideration of potential construction and

operational impacts on instrument flight procedures and equipment at Cork Airport.

17. The application should respond to the objective of the City Development Plan for the continuation of the riverfront Marina Walk amenity route in a westerly direction toward the city centre.
18. The application should give consideration to incorporating publicly accessible viewing areas in prominent tall buildings which would afford wider views across the city.
19. The application should identify and address any requirements arising from the presence of COMAH sites in the surrounding area.
20. The application should consider the presence of the underlying aquitard and describe the construction methodology proposed to ensure that this layer is not compromised as a result of the proposed development. Details to be provided in this regard should include the design and construction of foundations and pipes/drainage systems, and should address the risk of creating conduits for groundwater flow from the underlying saturated gravel layers and also the risk of contamination of such groundwaters.
21. A Construction and Demolition Waste Management Plan and a Construction and Environmental Management Plan should be submitted which should address the presence of any hazardous materials on the site.

The application should be accompanied by an assessment of the site for the presence of contaminated soils or other materials. The investigation works should provide for sufficient sampling and testing to ensure that any potential areas of contaminated land are identified. Where such lands are identified, a detailed method statement for their management and remediation should be provided, addressing in particular how it is proposed to avoid impacts on adjacent watercourses, drainage channels or the River Lee. Other assessments to be undertaken in respect of the proposed development should have regard to the findings of such investigations.

22. 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.

23. All documents should be in a format which is searchable.
24. 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, as amended:

- 1. Irish Water.**
- 2. The Minister for Housing, Local Government and Heritage (Development Applications Unit)**
- 3. The Heritage Council.**
- 4. An Taisce.**
- 5. National Transport Authority.**
- 6. Transport Infrastructure Ireland**
- 7. Irish Aviation Authority.**
- 8. The Operator of Cork Airport.**
- 9. Cork City Childcare Committee**
- 10. The Minister of Education and Skills**
- 11. Health and Safety Authority**

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 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  
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December, 2021