



An
Bord
Pleanála

Case Reference: **ABP-312211-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing structures, construction of 222 no. student bedspace accommodation and associated site works. The Former Top Car Garage, Victoria Cross Road, Orchard Road, Bishopstown, 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 and justification of the documents as they relate to the height and massing of development proposed on the site.

The application should be accompanied by a detailed rationale and justification for the proposed development, having regard to the pattern of existing and permitted development in the surrounding area, the provisions of the City Development Plan and the criteria set out in Section 3.2 of the Urban

Development and Building Height, Guidelines for Planning Authorities' 2018. A full Landscape and Townscape Visual Impact Assessment and associated rendered CGI's should be submitted, which should in particular, consider views to the development on the approach from Victoria Cross to the north.

This may require possible amendment to the documents and or design proposals submitted.

2. Further consideration of, and possible amendment to the documents having regard to the need to accommodate adequate levels of bicycle parking for future residents of the development, and for visitors thereto. Application documentation should demonstrate that the functional and operational requirements of such parking provision are met, including requirements in relation to ceiling height, circulation and access.
3. Further consideration and elaboration of the proposals with regard to the design and layout of the proposed riverside walkway and cycleway. Application documentation should clearly describe the nature and extent of the development and works proposed in this regard, including details of access to the walkway and cycleway, proposed finishes and its relationship with the proposed adjoining communal residential open space.
4. Further consideration of, and possible amendment to the documents having regard to the need to accommodate the servicing and operational needs of the development. In this regard, consideration should be given to measures to ensure that deliveries and collections, including refuse and bin collection, can be facilitated without impacting on the operation of the adjoining road network. The plan should identify bin storage and collection and staging areas, which should not obstruct or interfere with pedestrian movement along the adjoining roads and footpaths. Consideration should also be given to the provision of appropriate set-down facilities for residents and or visitors.

This may require possible amendment to the documents and or design proposals submitted.

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 statement, and appropriately detailed drawings, describing the relationship between the proposed development and the adjacent permitted development to the south (PA ref. 18/37795, 19/38385, ABP ref. ABP-306714-20). The response should identify and describe any common spaces or linkages between the two developments and their management. The layout should seek to obviate the creation of any unsupervised or dead spaces between these developments.
2. Detailed section drawings illustrating the relationship between the proposed development and the adjacent residential property to the east. The application should clearly address any potential impacts thereon in terms of overlooking or overshadowing.
3. A response to the matters raised in the reports of (i) the Cork City Council Traffic Operations section and (ii) the Urban Road and Street Design section. Plan and section drawings accompanying the application should illustrate how the proposed development layout provides for and accommodates future public transport and pedestrian and cycle provision along Victoria Cross Road / Wilton Road.
4. A Construction Environmental Management Plan and a Construction traffic Management Plan which should consider potential cumulative impacts with adjoining development to the south.

A Construction and Demolition Management Plan should address the potential for the presence of hazardous materials within existing structures or for contaminated soils within the site, and any required mitigation or management measures.

5. A Student Accommodation Management Plan, providing details of the ongoing management of the proposed development, including any use of the facility as tourist accommodation outside of term.
6.
 - (i) A report addressing the matters raised in the report of the Cork City Council Drainage Section.
 - (ii) Further detail in respect of the treatment of, and relationship with, the existing Irish Water combined sewer and the public surface water sewer to the east and west of the site respectively. The application should demonstrate that any necessary wayleave and associated maintenance requirements are provided for within the development, including any required building set-back or revised landscaping arrangements.
7. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detail of external 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.
8. Plan and section drawings showing existing and proposed ground levels across the site and clearly describing how any transition in levels between the proposed development and the adjoining public realm will be treated.
9. The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity and open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. 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 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. The assessment should demonstrate that due regard was had to any screening to windows proposed to address potential overlooking of adjoining properties.

10. An Operations and Servicing Management Plan, which should also address the management of likely vehicular access and parking demands at both the commencement and end of each academic term.
11. 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:

- Inland Fisheries Ireland
- Irish Water
- National Transport Authority
- Transport Infrastructure Ireland

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.

Stephen O'Sullivan
Assistant Director of Planning
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