



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0020

Proposed Development: Demolition of existing structures, construction of 255 no. bed spaces, medical centre, commercial unit and all site development works.

**The former Crow's Nest site, Victoria Cross/
Carrigrohane Road, 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 constitute a reasonable basis for an application for strategic housing development.

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 visual impact assessment. A photomontage report with additional viewpoints from locations where protected views in the vicinity of the site have been identified in the City Development Plan. An accompanying architectural report should outline the design rationale for the proposed building height, scale and massing.

2. A report that addresses issues of residential amenity (both existing residents and future occupants), specifically how the development will limit the potential for overlooking and overshadowing. A report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units to the west and south.
3. A report that addresses the demand for and concentration of student accommodation in the area, together with an adequately detailed management plan that will address the ongoing operation of the student accommodation facility.
4. Appropriately scaled drawings that show how the development integrates with the existing footpath and road infrastructure. Detailed public realm proposals should be prepared that extend to and include the public footpath and incorporate an appropriately located and dimensioned set down area. This may require an expansion of the red line boundary of the site and the consent of relevant landowners. The documentation relating to the interface between the development and public roads should be designed in accordance with the Design Manual for Urban Roads and Streets.
5. Additional documentation relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices') with specific reference to a Justification Test (if necessary) and should take account of any highly vulnerable development proposed.
6. Landscape and architectural drawings that clearly detail the relationship between wind impact mitigation measures and the design of the public realm at podium and ground level.
7. A layout plan that details the location and appropriate quantity of bicycle parking spaces.

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:

- Irish Water
- Department of Culture, Heritage and the Gaeltacht (in the interests of architectural heritage protection)
- Transport Infrastructure Ireland
- An Taisce – the National Trust for Ireland (in the interests of architectural heritage protection)
- The Heritage Council (in the interests of architectural heritage protection)
- Irish Aviation Authority (in the context of building height)
- The Operator of Cork Airport

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 An Bord Pleanála, 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
November, 2017