



An
Bord
Pleanála

Record of Meeting ABP-304245-19

Case Reference / Description	118 no. Build to Rent apartments and associated site works. Site bounded by South City Link Road (N27) , Rockboro Road and Gasworks Road, Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	9 th May, 2019	Start Time	11.30 a.m
Location	Offices of Cork City Council	End Time	12.50 p.m
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Brendan Scally, Applicant
Eamonn Prenter, Cunnane Stratton Reynolds
Orla O'Callaghan, Cunnane Stratton Reynolds
Jan Oosterhof, Cunnane Stratton Reynolds
Jim Kelly, Cunnane Stratton Reynolds
Daniel Sheedy, Cunnane Stratton Reynolds
Patrick O'Toole, Meitheal Design Partners
Donal Murphy, Meitheal Design Partners
Emma Jane Fitzpatrick, Meitheal Design Partners
Martin Hanley, MHL and Associated Limited
James Vaughan, O'Shea Leader
John Gleeson, IES Limited

Representing Planning Authority

Evelyn Mitchell, Acting Senior Planner
Siun McCarthy, Assistant Planner
Grainne Morgan, Executive Engineer
Mary Doyle, Executive Engineer
John A Murphy, Admin Planning

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 14th May, 2019 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 1st May, 2019 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited. The prospective applicant was also informed that the Board do not facilitate the holding of second meetings in relation to SHD but did so in this instance as there was a material change from what was previously proposed.

Agenda

- 1. Residential amenity – microclimate, wind, comfort and usability**
- 2. Pedestrian connectivity – public realm off site and access from pedestrian bridge**
- 3. Phasing Strategy – outstanding planning matters**
- 4. Materials and finishes**
- 5. Any other matters**

1. Residential amenity – microclimate, wind, comfort and usability

ABP sought further elaboration/discussion on:

- Due to the increase in height, there may be changes to the local and street level environment
- There should be an assessment of how amenity spaces such as roof gardens, courtyards and other public realm spaces in terms of wind/downdraft and the relationship with landscape design and architectural devices if required

Prospective Applicant's response:

- Overshadowing documents submitted
- Will produce larger scale drawings in relation to shadow analysis when application is made and will address shadowing report issues in application
- Microclimate carried out using BRE guidelines, daylight carried out with VSC calculations
- Will improve presentation but achieve best practice, hope to exceed best practice in relation to internal daylight
- Amenity areas of proposed scheme are achieving BRE standards
- Both courtyards will achieve 2 hours sunlight period per day, upper courtyard primarily in the morning, lower courtyard primarily in the evening
- Use of materials will help bring more light into courtyard areas, limitations due to rockface within proposed development
- Downdraft/swirling not expected, generally effects at base of buildings and there is no pedestrian access at base of building in proposed development
- Best architectural practice used when dealing with wind
- Best practice used for those standing, sitting and walking through proposed development

Planning Authority's comments:

- Larger scaled drawings to be submitted to show more detail
- Have regard to noise issues due to proximity to road

Further ABP comments:

- Ensure amenity areas are of good quality, well-lit and usable, include rationale as to why this type and form of development works
- Consider including more computer-generated images of landscaping
- Have regard to the usability and conform of space including how the outdoor areas work within the site, interaction with light and wind, have regard to similar development in places like Sandyford, Co Dublin, in terms of the types of analysis that could be prepared

2. Pedestrian connectivity – public realm off site and access from pedestrian bridge

ABP sought further elaboration/discussion on:

- Car parking element removed, brick railway arches now included in proposed development
- Offsite public realm in terms of materials and finish

- Accessing proposed development from pedestrian bridge and consents to carry out work to footbridge

Prospective Applicant's response:

- Discrepancies have been identified in terms of what public realm improvements are proposed off site
- Engagement with TII regarding connection to pedestrian bridge, TII raise no issues
- 2 gas pipelines running underneath pedestrian bridge, engaged with Bord Gais and will discuss further prior to lodging application
- Road Safety Audit, Mobility Management Plan, Transport Report to be submitted with application
- Loss of on-street parking due to footpath upgrades, disability parking proposed within scheme, will address all issues raised in PA Opinion
- Will consider providing car parking within proposed development for residents who will lose their on-street parking
- Letter of consent obtained from PA in order to carry out upgrade works

Planning Authority's comments:

- Upgrades to footpaths welcomed, residents may raise issues relating to loss of on-street car parking outside their homes
- Improvement in public realm, ensure compliance with DMURS

ABP Comments:

- Can works be facilitated offsite, how will they benefit the wider area
- Clarity regarding what upgrades are proposed that will benefit this scheme
- Have regard to including GoCar, electric car and visitor car parking
- Include letters of consent from Bord Gais and TII in application
- Submit consents and details to ensure that these issues won't hinder the decision making process

3. Phasing Strategy – outstanding planning matters

ABP sought further elaboration/discussion on:

- The filling station, its interaction with this proposal and its previous permission

Prospective Applicant's response:

- Compliance issues relating to filling station, planning applications previously granted on the site but development not completed in accordance with permission
- Propose to regularise as part of the red line boundary in SHD application, SHD not precluded from including development that may need to be regularised
- Will engage in further discussions with PA prior to lodging application

Planning Authority's comments:

- Warning letter relating to filling station issued to prospective applicant and PA decision pending

- PA opinion that retention application should be made directly to them and not form part of SHD application, ABP may need to indicate if retention can be included in SHD process
- PA not satisfied with some of the area included in the red line application boundary

Further ABP comments:

- Consider not including the filling station as part of the red line boundary in the SHD application
- Demonstrate how SHD development can be developed independently from the issues relating to the petrol station
- Address issues if PA decide to issue an enforcement notice

4. Materials and finishes

ABP comments:

- Have regard to PA technical standards relating to public realm expansion
- Include more details relating to materials and finishes in application, ensure more durable and robust materials are used
- Clarity required regarding taking in charge, submit details in application, ensure to detail areas not taken in charge but are still publicly accessible

Prospective Applicant's response:

- Upgrades to pedestrian bridge will create more inviting space with good quality materials and link to courtyards, prospective applicant refining materials being used
- Site context has regard to the history of the site and includes the railway arches
- Finishes being used will bring more light into courtyard areas
- Building will contrast with the receiving environment
- Will discuss further with PA in relation to taking in charge

Planning Authority's comments:

- No issue with materials being used, have regard to PA technical standards for durability
- Address taking in charge in application

5. Any other matters

ABP comments:

- Proposed height to be justified in application, have regard to SHD decisions regarding national policy, ABP will also consider design

Planning Authority's comments:

- There are issues regarding the height of the proposed development

Conclusions

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
June, 2019