



An
Bord
Pleanála

Record of Meeting ABP-306048-19

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| Description | 81 no. student apartments (550 no. bed spaces) and associated site works. O'Riordan's Joinery, Bandon Road, a portion of the Church of Immaculate Conception, Lough Road, 74 Bandon Road and No's. 1 and 2 Ardnacarrig, Bandon Road, Co. Cork. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 23 rd January, 2020 | Start Time | 1:45pm |
| Location | Offices of Cork City Council | End Time | 3:00pm |
| Chairperson | Rachel Kenny | E.O. | Hannah Cullen |

Representing An Bord Pleanála:

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| Rachel Kenny, Director of Planning |
| Erika Casey, Senior Planning Inspector |
| Hannah Cullen, Executive Officer |

Representing Prospective Applicant:

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| Harry Walsh, HW Planning |
| Bernard Dwyer, HW Planning |
| Conor Kinsella, O'Mahony Pike Architects |
| John Cronin, John Cronin and Associates |
| Ken Manley, MHL Consulting Engineers |
| Cathal Daly, Lyonshall |
| Mike Waldvogel, Forestbird Design |

Representing Planning Authority

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| Gwen Jordan McGee, Planner |
| John A. Murphy, Admin |
| Ciara O'Flynn, Conservation Officer |
| Valerie Fenton, Roads |
| James Culhane, Transportation |
| Tony Duggan, City Architect |

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 6th January, 2020, 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 29th December 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.

Agenda

- 1. Permitted development.**
- 2. Development strategy, including consideration of the design response to streetscape on Bandon Road, openness and permeability of site and environs and active street frontages/uses.**
- 3. Public realm improvements.**
- 4. Any other matters.**

1. Permitted development

ABP sought further elaboration/discussion on:

- Proposed amendments to block heights and how additional height has been achieved.
- The finishes and materials at roof level and appropriate of same having regard to the photomontages submitted.
- Rationale for the orientation of the units.
- Further details on the additional block on Bandon Road.

PA Comments:

- Meetings have taken place with the applicant and the development of the site is welcomed.
- The site is intrinsic to the setting of the Lough, it is a protected view and a landscape of high amenity value.
- Concerns with the additional height proposed as indicated in the photomontages, particularly in relation to the views from the Lough.
- The site is surrounded by 19th and 20th century style houses and buildings and scheme may appear visually incongruous.
- Satisfied with the finishes and colours of the materials.

Prospective Applicants response:

- Additional lands have been acquired so it is an opportunity to re-examine the scheme.
- Want to re-align the junction and are introducing a shared surface and improving public realm.
- There is generally a 2.2 metre height increase on the previously approved blocks.
- Consider that there is an opportunity to develop and improve the roofscape.
- Photomontages may not show the specific treatments of the buildings at roof level, this can be re-looked at and supplied at application stage to see if treatment, material and transparency can be improved.
- Two tone brick is used to break up the massing of the blocks.
- The proposed site is not directly on the Lough, it is set back at the 3rd tier which will reduce its visual impact.

Further ABP comments:

- At application stage set out clearly the increases and decreases per block and justification for this. Ensure that increase in height from that previously permitted is clearly indicated on the application drawings.

2. Development strategy, including consideration of the design response to streetscape on Bandon Road, openness and permeability of site and environs and active street frontages/uses.

ABP sought further elaboration/discussion on:

- The site is a historic street character area and marks the edge into the city.
- Narrowness/width of the street noted and new building must be considered in this context.

Cork City Architect comments:

- There will be future development in the surrounding area different to the typology currently there. Satisfied with the design approach and that the development appropriately addresses the street in terms of its scale and mass.

PA Comments:

- The area is typified by 2-3 storey units.
- Concerns with the possibility of disruption to the rhythm of the street.
- Own door access discussed in the section 247 meeting.
- Overall scaling of the development is a concern.
- Scaling of the windows is large.
- Block to Bandon Road is high and bulky, development more suited in a city centre location.
- Issues with the communal spaces, if they are not used/unpopular this doesn't make for a lively urban edge.

Prospective Applicants response:

- Major opportunity to develop this site, active uses surrounding the site.
- Materials proposed to be used will tie in with the streetscape.
- Possibly of designing an art piece/mosaic with the applicant at the gate area.
- Significant improvements to the public realm will be further justified at application stage.
- Architectural treatment, scale and mass considered appropriate having regard to the fact that the site is at a node and the streetscape is fragmented at this location.

Further ABP comments:

- Explore different options and include a detailed rationale at application stage for the orientation of the building blocks/layout, height and massing. It must be demonstrated that this is the optimal design solution for the site.

3. Public realm improvements**ABP sought further elaboration/discussion on:**

- Interface of the blocks with the streetscape.
- Possibility of congregation of people around the bus stop and whether there was scope to improve the design of the footpath/public realm.
- Removal of public car parking/on street parking?
- Gated entrance to the scheme appears defensive, lack of permeability.

PA comments:

- Welcome improvement to the junction.
- Site plans shows hard surfacing and lack details regarding landscaping. Further information required.
- Dynamics of the streetscape will be changed.
- Avoid high level of signage.

Prospective Applicants response:

- Balancing existing and future traffic movements, where possible width of the pavement can be increased.
- Want to repair the street, it is important a strong building line is established.
- Bus stop located on the footpath will be re-examined.
- Will work with the Planning Authority in relation to the junction design and road improvements.
- Conscious not to remove any significant parking area but will examine this further in conjunction with the PA.
- Proposed gate is not an operational requirement, scope for possibility of an archway – design will be considered further.
- Permeability throughout the site will be demonstrated clearly at application stage.
- Signage will be applied for in a future application.

Further ABP comments:

- If an archway is to be proposed, ensure safety and lighting is clearly set out in a report at application stage. Further detail regarding art installation should be provided.
- Discuss details regarding signage with the Planning Authority to ensure agreement can be reached.
- Clearly demonstrate at application stage the quality of the public realm. Further consideration should be given as to whether this can be further enhanced having regard to the intensification of use arising from the development.

4. Any other matters**ABP sought further elaboration/discussion on:**

- 0.5 – 0.38 (parking per unit) reduction in bike parking, further justification required.
- Scope to introduce shared cycle facilities to be investigated.
- Management of arrivals and departures of individuals staying in the accommodation throughout the year to be detailed.

PA comments:

- Concern regarding the intensified population of students in the area.
- Opportunity to create a no-car zone.
- Social integration of students to the surrounding location needs further consideration in Management Plan.

Prospective Applicants response:

- Can look into shared cycle system.
- Trying to reduce bike parking numbers as the location is in proximate walking distance to University College Cork.
- Management plan will be examined further.

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
February, 2020