



An
Bord
Pleanála

Record of Meeting ABP-306166-19

Case Reference / Description	1,100 no. apartments, childcare facilities and associated site works. The former Ford Distribution Site, Centre Park Road, Cork.		
Case Type	Section 5 Pre-Application Consultation Request, 2 nd Meeting		
Date:	24 th April, 2020	Start Time	10.00 am
Location	Remotely Via Microsoft Teams	End Time	11.05 am
Chairperson	Rachel Kenny	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Daire McDevitt, Planning Inspector
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Jason Van Hout, Applicant
Susan Dawson, O'Mahony Pike Architects
Ken Leahy, Arup Consulting Engineers
Tom Halley, McCutcheon Halley Planning Consultants

Representing Planning Authority

Adrienne Rodgers, Director of Services
Tony Duggan, City Architect
Noel Murtagh, Senior Engineer
Kevin O'Connor, Senior Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 virus.

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 21st January, 2020 providing the records of consultations held pursuant to section 247 and its written opinion of its 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 16th 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. South Docks Level Strategy update**
- 2. City Docks Area Based Transport Assessment update**
- 3. Development and Design Strategy**

1. South Docks Level Strategy update

ABP Comments:

- PA to give an update on the South Docks Level Strategy.
- The prospective applicant to outline their response and implications for the proposed development.

Planning Authority's comments:

- PA awarded contract to Arup in September 2019 to carry out and assessment and prepare a design strategy for the area
- Strategy has been agreed but is not the final draft report. The Council is in agreements but issues should be closed out in the next 2 weeks

- Discussions to take place with all stakeholders once draft is complete
- Proposed development has been amended to take account of the proposed draft plan, PA satisfied with revised levels in proposed development

Prospective Applicant's response:

- Arup is working as both consultants for the PA and the prospective applicant
- Information relating to the strategy was provided to the prospective applicant
- Current design is compliant with the proposed drainage design
- Development has responded to the proposed strategy, some parts of the Docklands area will be developed, and some won't, therefore, the proposed levels will work

2. City Docks Area Based Transport Assessment (ABTA) update

ABP comments:

- PA and prospective applicant to give an update on ABTA
- Address how phasing will fit in to overall development proposed including how carparking will be allocated in overall phasing as it may result in a deficit
- Carparking provisions should be clearly outlined in application documentation

Prospective Applicant's response:

- CMATS has been published since the 1st meeting
- ABTA relevant for corridor widths and SuDs
- Parking ratio has been brought down in line with ABTA requirements
- Corridor widths on Marquee Road and Monaghan Road has been met
- Provision for green infrastructure in different formats
- Carparking has higher ratio in 1st phase and responds with gradual delivery of public transport, by development of podium 3 it is expected that public transport will be delivered and there will not be a requirement for parking provision
- Parking provision will tie in with delivery of public transport as part of CMATS
- May have to accept lower ratio of parking provision in Phase 3 but there will be better public transport
- PA and TII have begun work for advancing the public infrastructure more quickly than anticipated
- Social infrastructure continuous but needs to stand alone
- Provision of creche, community facilities and shops proposed in Phase 2 but each phase will have an element of this so there is no deficiency in any phase

Planning Authority's comments:

- Documents not yet finalised
- Proposed development to take into account finalised ABTA
- Corridor widths and SuDs satisfactory to PA
- Prospective applicant has addressed carparking having regard to ABTA
- Carparking provisions is correct overall
- PA have been in contact with NTA regarding bus routes
- PA don't have issue with proposed phasing, ensure its demonstrated in application documents like Traffic and Transport Assessment

Further ABP Comments:

- Address if Phase 3 will only be developed when the public transport is provided, carparking strategy will have to be very clear in application
- 3 distinct phases proposed, prospective applicant will need to demonstrate how they stack up
- Each phase will need to look at its mix and how social infrastructure is being provided
- Provide justification and rationale in relation to phasing and mix of units proposed, ensure there is no gaps in information provided

3. Development and Design Strategy**ABP comments:**

- Prospective applicant to give further detail of unit numbers and density as it has been reduced from what was originally applied for
- Opinion will issue in relation to original 1100 units proposed and documentation submitted with the Consultation request.
- Prospective applicant should provide justification for density proposed
- Provide details of permitted and constructed taller buildings in Cork. Submit a map showing locations, height, if constructed etc
- Large amount of documents being submitted with justifications and rationales
- Submit Building Life Cycle Report
- Address how proposed materials/ finishes will weather
- Duration of planning permission is proposed for 10 years, detailed rationale needs to be submitted with application as ABP precedent only giving 7 years for developments of this size

Prospective Applicant's response:

- Proposed development has not changed apart from floor levels and corridor widths
- Proposed mix has been reassessed, height and mass changed
- Roofscapes contribute to placemaking
- Increase in dual aspect units
- Reduction in podium parking
- Finishes and public realm proposals where discussed
- Courtyards have been tested and passed BRE standards
- Drawing provided showing outline of permitted development on proposed site
- CGIs enhanced

Planning Authority's comments:

- Proposed development in line with what PA would be satisfied with
- Most apartments have view of park area
- Proposed development linking old with new
- Providing urban context while integrating well into landscape
- City Architect satisfied with proposed development
- PA satisfied with public face of building design in public courtyards
- PA acknowledge modifications and welcome the engagement with the prospective applicant
- PA welcome proposed street frontages, architectural approach and change in unit types

- Prospective applicant to consider improving ground floor frontages
- PA don't have issue with proposed height the potential impacts need to be addressed
- Strategic views should demonstrate variety of design and approach to buildings
- Prospective applicant to consider providing rooftop MUGA but must be privately managed

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
May, 2020