



An
Bord
Pleanála

Record of Meeting ABP-306210-19

Case Reference / Description	285 no. student bedspaces and associated site works. North Main Street, Cork City.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th February, 2020	Start Time	2.30 pm
Location	Offices of Cork City Council	End Time	3.20 pm
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

Paul Irwin, Bmor
Keith Looney, Bmor
Harry Walsh, HW Planning
Bernard Dwyer, HW Planning
Conor Kinsella, O'Mahony Pike Architects
Gareth O'Callaghan, JCA Architects
Mike Waldvogel, Forestbird Design
Michael Walsh, Walsh Design Group
Avril Purcell, Lane Purcell Archaeology

Representing Planning Authority

Gwen Jordan, Senior Executive Planner
Ciara O'Flynn, A/Conservation
Simon Lyons, Drainage

Tony Duggan, City Architect
Kevin O'Connor, Senior Planner
Cathy Beecher, Transportation
John A. Murphy, Administration

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 24th 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 19th 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. Development Strategy with particular regard to overall site layout and architectural approach, design, including heights, massing and materials, connections and permeability, including pedestrian connection through the site linking North Main Street and Grattan Road.**
 - 2. Coleman's Lane.**
 - 3. Impact on adjoining properties.**
 - 4. Architectural and Archaeological impact with particular regard to the located on the site in a designated Architectural Conservation Area and the Medieval Core of the city.**
 - 5. Visual Impact with particular regard to impact on protected views and prospects and interaction with the public realm.**
 - 6. Mobility Management Plan.**
 - 7. Flooding.**
 - 8. Any Other Business**
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- 1. Development Strategy with particular regard to overall site layout and architectural approach, design, including heights, massing and materials, connections and permeability, including pedestrian connection through the site linking North Main Street and Grattan Road.**

ABP sought further elaboration/discussion on:

- Development Strategy.
- Justification for design approach.
- Rationale for height and massing on the proposed site.
- Permeability and connections through the site, interface with adjoining properties and streetscape.

Prospective Applicant's response:

- North Main Street has suffered, prospective applicant has acquired the buildings over number of years
- Site to rear of proposed development owned by PA
- Coleman's Lane to be re-instated, provide functioning lane, provide active uses on lane
- Provision of interruptions to linear route
- Enclosed courtyards proposed
- Proposed development steps back from North Main Street to acknowledge historical significance of street
- Built heritage eclectic
- Brick finishes proposed on North Main Street, different types of render to be used internally
- Communal areas to be located on North Main Street
- Coleman's Lane provides connection through existing car park
- Worked on visual impact, no impact on distant/protected views
- Sunlight/daylight report submitted, rooms tested
- Prospective applicant accepts that architectural design not fully explained

Planning Authority's comments:

- Welcome proposal
- Issues raised in section 247 meetings in relation to ground floor levels addressed

- Proposed development heavily reliant on open space at ground floor
- Have regard to delineation of boundary treatment of open space on Coleman's Lane
- Uniformity of proposed development and thought process in relation to each plot and the historical significance of the area
- Satisfied with design of proposed development having regard to Architectural Conservation Area
- Area previously had high density, proposed development trying to rebuild the urban fabric for the area
- Access to proposed development most likely from Grattan Street, elevational treatment more inviting
- Grattan Street more inner city residential setting than North Main Street

Further ABP comments:

- Proposed development respects the historic grain of the street, in particular the design approach along North Main Street.
- Lack of coherent logic in relation to height and massing, not clear how it is defended given the context of the site and the lack of detail submitted
- Proposed development extremely visible from wide number of locations
- Have regard to impacts roof and city scape
- Right architectural design
- The focus predominantly on Main Street yet the structure is very visible from Grattan Street. All elevations should be given the same level of details.

2. Coleman's Lane.

ABP sought further elaboration/discussion on:

- Right of way
- Alignment of the original lane compared to the proposed reinstated lane.
- Linkages to the adjoining car park.

Prospective Applicant's response:

- Route agreed with PA during section 247 meetings
- Prospective applicant will work with PA with regards to management of laneway onto functioning car park
- Provision of public route
- Will work out details prior to lodging application
- Pedestrian access also conditioned into permission on adjacent site which is currently under construction, route will have to be agreed with all landowners
- Route will be achieved through compliance, won't be dependent on another process or permission in order to provide route

Planning Authority's comments:

- Proposed route differs from route proposed by PA, further discussions required
- Alignment of laneway not yet decided, further discussions required

Further ABP comments:

- ABP will not grant permission if there is issues relating to compliance

- Outstanding issues should be addressed prior to application stage.

3. Impact on adjoining properties.

ABP comments:

- Ongoing works on adjacent site, have regard to overlooking and overbearing
- Residential Amenity Report to be carried out and submitted
- Noise impact should also be addressed

Prospective Applicant's response:

- Daylight/sunlight assessment carried out, minor impacts on adjoining buildings
- Some sunlight impacts found
- Separation distances – overlooking usually onto gables, options to move location of windows where overlooking takes place

Planning Authority's comments:

- Justification required in relation to 8 storey element of proposed development
- Submit 3-D visualisations from Adelaide Street and Angel Lane
- Query overshadowing conclusions, provide impacts of evidence
- Analysis of urban block crucial

4. Architectural and Archaeological impact with particular regard to the located on the site in a designated Architectural Conservation Area and the Medieval Core of the city.

ABP comments:

- Architectural Conservation Area, No. 97 excluded from proposed development
- No. 95 is on the NIAH, this should be assessed.
- No. 97 (protected structure), impact on this building should be assessed.
- rationale for the development approach given its location in the medieval core of the city.
- Investigations to be carried out and assessments submitted

Prospective Applicant's response:

- No medieval evidence found, strategy submitted and licence granted by National Monuments Service, dig will begin shortly
- No. 97 abutting proposed development, will address in application

Planning Authority's comments:

- PA have concerns in relation to Architectural Conservation Area, working closely with prospective applicant
- Archaeology testing ongoing

5. Visual Impact with particular regard to impact on protected views and prospects and interaction with the public realm.

ABP comments:

- Have regard to the interface between proposed development and Grattan Street
- Address how proposed development ties into public realm improvements on North Main Street

- VIA should include views and prospects included in the Development Plan.
- VIA should include short views (ie street level from adjoining lanes and streets, including Adelaide Street) as well as long views.

Prospective Applicant's response:

- Framework has been submitted, further details to be submitted in application
- PA Opinion raises issues with particular views, Adelaide Street
- Car par will be upgraded once proposed development complete, soft landscaping proposed
- Bring in further analysis to show how they have reached propose development

Planning Authority's comments:

- Address north elevation and its interaction with Adelaide Street
- Issues with how proposed development addresses Grattan Street
- Address proposed developments interaction with North Main Street and its impacts on St. Peters
- Show how proposed development assimilates into city landscape
- City Centre Management Strategy ongoing

6. Mobility Management Plan.

ABP comments:

- Have regard to the location of the bike storage and accessibility
- Student accommodation may have tourist use during summer months, have regard to and include in report
- Management of construction traffic to be considered
- Set down areas

Prospective Applicant's response:

- Access from North Main Street and car park to rear of proposed site
- Focus on North Main Street, less focus on Grattan Street, will consider further
- Public bike scheme located outside on street
- Limited setdown provided outside building, North Main Street car park under utilised

Planning Authority's comments:

- Considering swapping locations of laundry and bike storage

7. Flooding.

ABP comments:

- Address issues raised in the PA opinion

Prospective Applicant's response:

- Flood Risk Assessment carried out, mitigation measures included in relation to climate change

Planning Authority's comments:

- Address flood defence and proposed floor levels

8. Any other matters

ABP comments:

- Roof terraces generally locked on student accommodation. Need to address access and management of communal areas.

Applicants Comments:

- Will look at roof terrace detail and address, have other developments where access is allowed

Planning Authority's comments:

- Submit Student Management Plan having regard to social and economic benefits (Variation No.5), encourage social integration

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