



An
Bord
Pleanála

Record of Meeting ABP-307259-20

Case Reference / Description	274 no. residential units (46 no. houses, 228 no. apartments), creche and associated site works. Former St. Kevin's Hospital and Grounds, Shanakiel, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th September 2020	Start Time	10:30 a.m.
Location	Via Microsoft Teams	End Time	12:30 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

John Gannon, Planner
Robert Farrell, Applicant
Sean Kearns, Architect
John Cronin, Conservation Architect
Brian Mahony, Consulting Engineer
Christy O'Sullivan, Traffic Consultant
Ross Loughnane, Landscape Architect
Anthony McCarthy, Cogent

Representing Planning Authority

Helen O' Sullivan, Planner
Tony Duggan, City Architect
James Culhane, Transportation
Brian Sexton, Water/Drainage

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 25th June 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 secti
- on 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 LA 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 May 2020 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. **Conservation Impact Assessment for the site to include, inter alia:**
 - **Demolition & survey of buildings,**
 - **Removal of the linked corridor,**
 - **Design of Blocks R, U & T & Visual Impact on St Kevin's,**
 - **Palette of external materials.**
2. **Development Strategy for the site to include, inter alia:**
 - **Design and location of Block U,**
 - **Design and Location of Block T,**
 - **Typology of units,**
 - **Access and orientation of the duplex units,**
 - **Boundary treatment,**
 - **Pedestrian and cycle permeability,**
 - **Crèche,**
 - **Landscaping & Open space,**

- Car parking.
 - 3. Residential Amenity of future occupants.
 - 4. Drainage Matters, inter alia Irish Water.
 - 5. Transport matters, inter alia, car parking quantum & TIA information,
 - 6. Any other matters.
1. Conservation Impact Assessment for the site to include, inter alia:
 - Demolition & survey of buildings,
 - Removal of the linked corridor,
 - Design of Blocks R, U & T & Visual Impact on St Kevin's,
 - Palette of external materials.

ABP sought further elaboration/discussion on:

- Conservation impact Assessment & accompanying documentation
- Demolition of the linked corridor
- Visual Impact of the apartment blocks around St Kevin's
- The chosen palette of materials

Planning Authority's comments:

- There are seven items to be demolished
- St Brigid's Hospital has an extant permission
- There is an issue with the linked corridor and more of it should be retained
- The site layout plan for Block R, a three-storey complex, needs clarity
- Outline what fabric is being maintained
- The central archway is a north- south link
- The linked corridor should be incorporated into the site in some form
- The church on the western end is important
- Blocks U and T are at the back of St Kevin's
- Retention of the buildings at the back of St Kevin's is good
- Creation of space to the north is a good idea
- The two blocks to the north are staggered and this is fine
- The walk-up apartments are prominent
- The flat roof blocks need to relate to the pitched roof houses
- Blocks U and T seem in competition with St Kevin's
- Overall architecture is good
- Block T could have a simple set back at the top storey
- Block U could be orientated to the car parking area
- There is a recorded monument to the south
- Material use and layout are good
- There is already a dominant red building on site

Prospective Applicant's response:

- The corridor is a critical aspect of the site
- St Kevin's church is important
- A detailed record of demolition will be submitted
- The linked corridor will be re-examined
- The central archway is a central piece and is being kept
- The footprint and legacy are being examined
- A landscaped approach is being taken for the corridor

- Buildings are not dominating the protect structures
- There is a steep slope which dictates the design
- Access is from the north and south
- There is not a big scale difference between the flat roof apartments and pitched houses

Further ABP comments:

- Justify the demolition and removal of structures
- Outline and examine all the relevant information in a conservation impact assessment
- Ensure that all documentation shows consistency throughout
- 3D modelling should be representative to the overall scheme.
- Submit a rationale for the linked corridor
- Detail the design of the blocks and material use
- Show the recorded monument

2. Development Strategy for the site to include, inter alia:

- **Design and location of Block U,**
- **Design and Location of Block T,**
- **Typology of units,**
- **Access and orientation of the duplex units,**
- **Boundary treatment,**
- **Pedestrian and cycle permeability,**
- **Crèche,**
- **Landscaping & Open space,**
- **Car parking.**

ABP sought further elaboration/discussion on:

- Design and location of Block U & T
- The design of the duplex and the location of the main entrance points
- Details of boundary treatment
- Integration of pedestrian and cycle permeability and any right of ways
- Emergency access through Atkins apartment
- Crèche location and functionality
- Passive surveillance and functionality of open space areas
- Location of car parking around Blocks U, T & S

Planning Authority's response:

- Clarify the front and back of units
- Backs should not be looking onto backs
- The sunlight and daylight of the duplexes is very good
- Further examine the proposed pedestrian access to the entrance at the east of the site
- The junction at the north east needs more design and could be pedestrian friendly
- An alternative entrance for the crèche, away from the apartment units would be welcome
- There is a pump station located close to block G in the north east which may have implications for noise disturbance
- A 22-metre distance needs to be maintained

- Examine the playground area
- Proposed crèche size is fine
- Car parking is on zone three and the parking provision should be reduced to reflect the location of the site in Cork City
- Numbers equate to the development plan although should integrate sustainable transport patterns
- Blocks S, T and U have too many car spaces
- Car parking dominates the development
- Go car would be welcome
- The quantum of car parking for apartments needs to be explained
- Surrounding junctions are reaching capacity
- Shanakiel road is a busy junction

Prospective Applicant's response:

- Entrances at duplexes have landscape buffer zones
- There is bin storage and passive surveillance
- A clear distinction is made between private and public space
- There is provision for a future pedestrian entrance at the south east of the site
- The north west allows for future access through the rights of way
- There is also emergency access
- In relation to the boundary treatment the 22-metre separation distance is not sacrosanct
- There is no direct overlooking of townhouses and the topography of the site allows an innovative design
- In relation to the crèche, parking in front of St Kevin's is being avoided
- There could be an alternative entrance for the crèche
- Parking is global
- Apartments in St Kevin's are also being served
- The site is steep
- Parking can only be provided in certain areas
- This development is for families
- Parking is also for the crèche and enterprise use in the Chapel
- There is go car and car sharing
- A balance has been found
- Apartments have one space for every two
- Duplex and town houses have a space each

Further ABP comments:

- Outline the main entrance to units and how they function
- Submit CGI's and elevations showing treatment along the open spaces, boundaries of duplexes and entrances
- Clearly indicate pedestrian and cyclist permeability into the site
- Outline the set down area for the crèche
- Justify the quantum and location of car parking spaces
- Maximise car sharing where possible
- Detail landscaping and functionality of landscaped areas and play facilities

3. Residential Amenity of future occupants

ABP sought further elaboration/discussion on:

- Sunlight/Daylight analysis

Planning Authority's response:

- The residential amenities being provided are good
- The MUGA plans have some conflicts in the documentation
- Some show the MUGA at different locations

Prospective Applicant's response:

- Sunlight and daylight analysis will be outlined

Further ABP comments:

- Justification for the worst-case scenario for sunlight and daylight analysis

4. Drainage Matter, inter alia Irish Water

ABP sought further elaboration/discussion on:

- Watermains upgrade
- Combined sewer

Planning Authority's response:

- There are rising mains
- A new rising main is needed
- A pumping station is in proximity to block G
- Check the wayleave to the east of the site

Prospective Applicant's response:

- There is a confirmation of feasibility from Irish Water
- Most watermains are under St Kevin's
- There will be phasing in line with an agreement with Irish Water
- Further examination will take place

Further ABP comments:

- Show how phasing can be undertaken in line with design solutions
- All necessary approvals should be in place before submission of an application

5. Transport matter, inter alia, car parking quantum and TIA information

ABP sought further elaboration/discussion on:

- Traffic and potential impacts
- Quantum and location of car parking

Planning Authority's response:

- Outline the potential impact on traffic due to construction, demolition and the movement of soil

Prospective Applicant's response:

- Impacts will be examined in conjunction with the PA

Further ABP comments:

- Outline future bus connects or sustainable transport options in any updated TIA
- Show pedestrian & cycle connectivity
- Detail potential traffic impacts
- Justification for the quantum of car parking

6. Any Other Matters

Planning Authority's comments:

- Address the issue of Japanese knotweed
- Explain what is happening with the boundary wall

Prospective Applicant's response:

- A report on Japanese knotweed will be submitted
- The boundary wall has structural issues like cracks and will be detailed in the plans

Further ABP comments:

- Address the issue of Japanese knotweed
- Outline the issues with the boundary wall

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

 September 2020

