



Case Reference / Description	Demolition of existing structures, construction of 191 no. apartments, creche and associated site works. Former Cork Warehouse Company Site, Monaghan Road, Cork		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	26 th November, 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:20 am
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Ellen Ballard, C+W O'Brien Architects
Harry Walsh, HW Planning
Ciara Cosgrave, HW Planning
John Hynes, ARUP
Richard Murphy, ARUP
Clifford Killeen, ARUP
Andrew Bunbury, Park Hood Landscape Architects

Representing Planning Authority

Fiona Redmond, Senior Planner
Simon Lyons, Senior Executive Engineer
Eoin Cullinane, A/Senior Executive Planner
Jeremy Ward, Senior Executive Planner
Seamus Coughlan, Senior Engineer

Gillian Tyrrell, Assistant Planner
Gillian O'Sullivan, Senior Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made via Microsoft Teams having regard to the COVID-19 restrictions.

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 once the Opinion has issued,
- ABP received a submission from the PA on **21st October, 2021** providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000, as amended 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 **24th September, 2021** formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, as amended, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Development Strategy

- Land use zoning objectives and relationship with adjoining lands / uses
- Design and Layout
- Open space strategy.

2. Access and Transportation, taking account of the City Docks Area Based Transport Assessment (ABTA).

3. Drainage and Flooding, taking account of the South Docks Levels Strategy.

4. Residential Amenity, including residential design standards, daylight and sunlight.

5. Any Other Business

1. Development Strategy

ABP Comments:

- Confirm that the site boundary is aligned with the mixed use and school zoning objectives.
- Advise on the likely date for adoption of Draft City Development Plan.
- Outline the rationale behind the masterplan for the area, and provide clarity regarding the inclusion of some LDA lands in the plan.
- Provide further clarity in relation to the status of school zoning objectives.
- What are the constraints on higher densities in this area referenced by the Planning Authority?
- Outline the rationale for the building heights proposed.
- What is the relationship with the public open space on the Monaghan Road frontage of the site?
- Any consents required in relation to 3rd party lands should be submitted at application stage.
- Describe the treatment of new route along the southwestern site boundary.
- Nature of non-residential areas to activate space.

Prospective Applicant's Comments:

- The masterplan provides a broad context for consideration of the development. There have been no discussions with the LDA.
- Have attempted unsuccessfully to engage with Department of Education, but there is scope to liaise with the PA who may be able to facilitate a meeting.
- It is likely the case will be decided under current 2015 development plan given the current timelines.
- The Masterplan has regard to a precedent in Adamstown for school development on educational zoned land of 13,000 square metres.
- Confident that the development of this site will not prejudice future development or the delivery of a school on the adjoining lands.
- The emerging parking standards have been taken into consideration. Parking provision is below the ABTA parking strategy standard for this site,
- The development continues the design approach of the adjoining Ford site.
- There will be a material contravention in relation to density, scale and height.
- The approach to the adjoining open space will be reviewed.
- Conscious of the drainage culverts to the north and south.
- A lot of communal open space is to be provided on the terraces.
- The main assets of the site are the trees facing onto the road and best efforts will be made to retain them.

Planning Authority's Comments

- The CE Report on draft development plan is due to go to the elected members 20th December 2021, hopefully to be adopted by 27th June 2022 coming to affect in August 2022.
- The Department of Education are putting together a site feasibility study for all school sites, which is close to completion - understand that this is due to be signed off in December.

- What has been proposed is a different design to the feasibility study.
- Recommend the applicant liaise further with the Department of Education. The PA will try to facilitate a meeting between the two parties.
- The docklands have been broken down into character areas with differing densities depending on the capacity of each site.
- The density proposed is considered to be excessive. There is a concern in relation to the capacity of the street network in accommodating additional traffic.
- Transport modelling has been based on the densities proposed in the LAP, now expired
- The broader cumulative impacts will need to be considered, including school demand.
- The applicant should ensure the appropriate set backs are designed in on Marquee Road from the Ford Site.
- Welcome further discussion on the relationship with adjoining roads and open space.

2. Access and Transportation, taking account of the City Docks Area Based Transport Assessment (ABTA)

ABP Comments:

- Clarify the status of the ABTA for the South Docks area.
- Confirm the status of the Monaghan Road Extension Part 8 and relationship of the proposed development with the road scheme.

Prospective Applicant's Comments:

- Have looked at the current and the draft development plan, including the ABTA study.
- The draft ABTA provides for a total number of allowable parking spaces. The proposed development is below the maximum allowable parking provision.

Planning Authority's Comments:

- The Monaghan Road Extension Part 8 was approved very recently.
- A full transport and traffic assessment will need to be submitted along with a quality audit at application stage.

3. Drainage and Flooding, taking account of the South Docks Level Strategy.

ABP Comments:

- Clarify the status of the Cork South Docks Levels Strategy.
- Clarify the requirement in relation to the provision of public stormwater storage with the development site.
- Technical details can be discussed offline, any agreements made should be documented and submitted at application stage.

Prospective Applicant's Comments:

- The requirement for public stormwater storage has been discussed with the drainage department of the PA. The conclusion reached is that it is not practical to accommodate such storage within the redline boundary.

Planning Authority's Comments:

- The CSDLS is almost complete and will inform the development plan. Its finalisation is not dependent on the adoption of the draft City Development Plan.
- The public stormwater requirement relates to the balance of run-off from the site (not retained) and public realm run-off.
- Agree that this site cannot accommodate this public storage and have identified alternative locations for this.

4. Residential Amenity, including residential design standards, daylight and sunlight.

ABP Comments:

- The Board will assess the development against the relevant plan, policies and standards in place at the time.
- The assessment of sun/daylight impacts should fully consider the school site and any adjacent permitted development.
- Respond to the comments of the City Council in relation to internal design.

Prospective Applicant's Comments:

- Further work has been undertaken in relation to apartment design and discussion will be sought with the PA in this regard.

Planning Authority's Comments:

- The CE report submitted to ABP should be taken as read in relation to this item.

5. Any Other Business

ABP Comments:

- Wayleaves to be identified on plans (yellow line)

Prospective Applicant's Comments:

- No further comments.

Planning Authority's Comments:

- No Additional comments to add to CE opinion submitted.

Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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.

Stephen O'Sullivan
Assistant Director of Planning
December, 2021