



An
Bord
Pleanála

Record of Meeting ABP-311723-21

Case Reference / Description	1,030 no. apartments, 2 no. creches and associated site works. Former Tedcastles Site, Centre Park Road, Co. Cork.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	20 th December 2021	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:15 am
Chairperson	Stephen O'Sullivan	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

Ronan Woods, Comer Group
Barry Comer, Comer Group
William Power, C+W O'Brien Architects
Ellen Ballard, C+W O'Brien Architects
Eric Turcotte, Urban Strategies
Harry Walsh, HW Planning
Ciara Cosgrave, HW Planning
John Hynes, ARUP
Clifford Killeen, ARUP
Andrew Bunbury, Park Hood Landscape Architects

Representing Planning Authority

Lucy Teehan, Senior Executive Planner
Fiona Redmond, Senior Planner
Simon Lyons, Senior Executive Engineer
Jeremy Ward, Senior Executive Planner
Tony Duggan, City Architect
Brian O'Flynn, Senior Executive Engineer
Liam Casey, Parks Superintendent
Adrienne Rodgers, Director of Services

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 once the Opinion has issued,
- ABP received a submission from the PA on 17th November 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 21st October 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. Land Use and Development Principle, including overall Masterplan and Development Strategy and compliance with land use objectives.**
- 2. Design and Layout, including Density, Building Heights Strategy and Residential Amenity.**
- 3. Transportation and Parking, taking account of the City Docks Area Based Transport Assessment (ABTA).**
- 4. Drainage and Flooding, taking account of the South Docks Levels Strategy.**
- 5. Any Other Matters**

- 1. Land Use and Development Principle, including overall Masterplan and Development Strategy and compliance with land use objectives.**

ABP Comments:

- The prospective applicant is to outline the relationship of the proposed development with the school zoned lands and how the scheme is in compliance with the land use zoning objectives for the site
- The prospective applicant is to address compliance with the Neighbourhood Centre zoning objective and rationalise the omission of these lands from the application.
- Query whether the concentration of commercial uses in Block A and Block B will undermine the NC zoning objective on Centre Park Road.
- The proposed development has several issues that need to be resolved.

Prospective Applicant's Comments:

- The prospective applicant will be meeting with the City Council and Department of Education in January 2022 and the prospective applicant will have sight of the Managers' Report on the draft city development plan.
- These will provide clarity on the configuration of the school zoning and the relationship with the proposed development.
- The proposed green corridor raises issues of compliance, and it is unlikely that the application will include this route through the school site.
- Amendments to the school zoning may influence the inclusion of the NC zoned lands within the application site.
- It is intended currently to lodge the application for decision under the current city development plan.
- The design intent is to reflect the urban grain of the Ford Distribution site and move the commercial uses to the eastern, triangular area of the site.

Planning Authority's Comments:

- The prospective applicant is to provide further justification for the omission of neighbourhood centre and the residential zoned lands.
- The preference would be to include the neighbourhood centre site within the application and moving these uses away from the tram stop is less desirable.

2. Design and Layout, including Density, Building Heights Strategy and Residential Amenity.

ABP Comments:

- The planning authority to confirm the strategy of the draft development plan in terms of densities for this area.
- The proposed development site is a significant site in the city.
- The prospective applicant is to outline the design rationale for the scheme and respond to the concerns raised in the PA's submission.
- The prospective applicant is to address the consistency with development plan objectives at application stage.
- The proposed development is potentially subject to a lot of change and therefore further consultations with the PA are encouraged.
- If the views of the prospective applicant are not in alignment with the PA's, the prospective applicant is to set out a strong justification for same.
- Further detail is required on the treatment and interaction of the levels across the proposed development site and with the public realm.
- The high-level roof balconies and terraces require careful consideration in terms of the microclimatic assessments.
- What is the relationship of Block A with the Gateway Building identified in the development plan for this area.

Prospective Applicant's Comments:

- The prospective applicant is aware of the PA's concerns and a review of the design is underway to respond to them.
- The site is significant in scale and presents an opportunity for a significant iconic development.
- Modifications to the scheme include revised heights, stepping down to the river and materiality and elevational changes.
- The interaction with the public realm will be re-examined.
- Exceptional height and increased density can be accommodated in this area.
- Have looked to examples such as Paris, Copenhagen and Toronto to guide the proposed design and layout.

Planning Authority's Comments:

- Before commenting, the PA needs further time to consider the amendments. Meetings have been arranged for January to review the proposals.
- The location of the tall building at the apex of the proposed development site is consistent with the draft height policy and is not inconsistent with current development plan policy for the Gateway Building.
- The overall scale and density of the proposed development is quite high.
- More sensitive examples need to be looked at, as Cork is a medium size city and is not comparable to Toronto and Paris.
- The scale of development should be appropriate to this location.

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

ABP Comments:

- ABP representatives sought a status update from the PA in relation to the *Docklands to City Centre Road Network Scheme* as well as the interim proposals for higher frequency bus services pending introduction of proposed LRT.
- ABP sought clarity in relation to a possible requirement to accommodate the westward continuation of the Marina Walk amenity route through the application site.
- Clarification sought regarding the level of parking provision on the site.

Prospective Applicant's Comments:

- The #212 service now operates as an all-day service through this area.
- The prospective applicant will take the PA and ABP's comments into consideration.

Planning Authority's Comments:

- The Monaghan Road Extension scheme is to go to tender in mid-2022.
- The overall assessment for the Docklands infrastructure is to be put out to tender in 2022.
- The draft Bus Connects network includes a route through the docklands.
- Agreement has been reached with the NTA to provide public transport to meet the demands of committed development in this area.
- The PA has not yet agreed an alignment for the Marina Walk route.
- Parking provision is in accordance with the provisions of the draft ABTA for this area.

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

ABP Comments:

- ABP representatives sought clarity on any requirement for public stormwater storage capacity within the subject lands.
- ABP representatives note that the PA is largely satisfied with the flood assessments.

Prospective Applicant's Comments:

- Some natural storage to the north of the proposed development can be provided by reprofiling the existing open channel.

Planning Authority's Comments:

- It is not intended to impose public stormwater storage requirements on this site. The prospective applicant still has their own stormwater storage to accommodate.
- Some additional storage in the open storage channel to the north may be achievable.
- There is flexibility in the southwest corner for public stormwater storage pending further discussions with the Department of Education.
- The prospective applicant is to give consideration to the Docklands Levels Strategy. In particular, the treatment and remediation of the open drainage channel on the southern site boundary / Centre Park Road frontage should be agreed with the Council.

5. Any Other Matters

ABP Comments:

- The prospective applicant is to give consideration to the treatment of school zoned lands, the inclusion of lands zoned neighbourhood centre, and the overall approach to the design, layout and height of development proposed.

Prospective Applicant's Comments:

- The prospective applicant has met with the Land Development Agency.

Planning Authority's Comments:

- The PA sought clarification in relation to the blue line of the Masterplan and the exclusion of part of the adjoining former ESB site.

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