



An  
Bord  
Pleanála

**S. 6(7) of Planning and  
Development (Housing)  
and Residential  
Tenancies Act 2016**

**Inspector's Report on  
Recommended Opinion  
ABP-306993-20**

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<b>Strategic Housing Development</b>	258 no. residential units, creche and associated site works
<b>Location</b>	Ballinure, Blackrock, Co. Cork
<b>Planning Authority</b>	Cork City Council
<b>Prospective Applicant</b>	MWB Two Limited
<b>Date of Consultation Meeting</b>	9 <sup>th</sup> June 2020
<b>Date of Site Inspection</b>	24 <sup>th</sup> May 2020
<b>Inspector</b>	Sarah Moran

## 1.0 Introduction

- 1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

## 2.0 Site Location and Description

- 2.1. The site is a land parcel of 1.69 ha, which was originally part of the Bessborough Estate. It is located in the southern suburbs of Cork City, close to the employment centre of Mahon and adjacent to the established residential areas of Mahon and Blackrock. The site comprises lands to the east of Bessborough House (RPS 004090), accessed via Bessborough Road. The immediate surroundings of the site are as follows:

- Bessborough House and associated grounds to the west, including a folly overlooking the site, also several outbuildings and more recent additions to the complex. A burial ground is indicated adjacent to the folly on O.S. maps
- Blackrock Greenway, a pedestrian / cycle route to the east. Mahon Business Park lies beyond this, further to the east.
- South Link Road N40 to the south, along the southern boundary of the Bessborough Estate. The N40 overlooks Cork Harbour SPA, Lough Mahon estuary and associated flood zones.
- Lands that were originally within the Bessborough Estate to the north, now in various charitable / institutional / residential uses.

The site has a prominent location within Cork City and is highly visible in the wider area, including Landscape Preservation Zones, protected Views and Prospects and a Scenic Route (as designated under Cork County Development Plan 2014).

2.2. The site is bound by large amounts of mature deciduous trees, which were originally planted as part of the historic designed landscape associated with Bessborough House. The trees on the western site of the site and beyond the western site boundary generally screen the site from Bessborough House at present. There is an existing access road and associated site services within the site, which were originally permitted under TP 0327028 PL28.203096.

### 3.0 Proposed Strategic Housing Development

3.1. The following key points of the proposed development are noted:

<b>Site Area</b>	1.69 ha
<b>No. of Units</b>	258
<b>Density</b>	153 units / ha
<b>No. of blocks</b>	4
<b>Height</b>	3-7 storey
<b>Ancillary Amenities / Facilities</b>	TV room, laundry, library, bathing / treatment room ground floor Block C
<b>Open Space</b>	18.6%
<b>Roads / Connections</b>	Existing connection to Bessborough Road Pedestrian / cycle connections to Greenway CMATS LRT Mahon Point stop Buses on Skehard Road
<b>Cycle Parking</b>	556 spaces
<b>Car Parking</b>	Under Podium: 70 spaces Outdoor: 42 spaces 0.48 spaces per unit
<b>Part V</b>	25 no. apts transferred to Cork City Council
<b>Childcare</b>	Creche in ground floor of Block A (70 children)
<b>Site Services</b>	Existing

3.6. The proposed housing mix is as follows:

Unit Type	No. of Units	%
<b>Houses</b>		
3 bed	6	2%
<b>Apartments</b>		
1 bed	116	45%
2 bed	123	48%
3 bed	13	5%
<b>Total</b>	<b>258</b>	

## 4.0 Planning History

### 4.1. TP 0327028 PL28.203096

Permission granted for provision of an access road and associated site services for the development of lands.

## 5.0 National and Local Planning Policy

### 5.1. Section 28 Ministerial Guidelines

5.1.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines and other national policy documents are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual')
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets
- The Architectural Heritage Protection Guidelines for Planning Authorities
- Childcare Facilities Guidelines for Planning Authorities
- Framework and Principles for the Protection of the Archaeological Heritage

## 5.2. Cork City Development Plan 2015 - 2021

5.2.1. The site is located within the South Mahon 'Key Development Area'

5.2.2. The sites is within lands on the eastern side of Bessborough Estate zoned ZO4 'Residential, Local Services & Institutions', including the northern part of the development site. Lands in the southern part of the site have the zoning objective ZO12 'Bessboro House Landscape Preservation Zone SE4' with the following site specific objectives:

- To reinstate Historic Landscape
- To seek use of grounds as a Neighbourhood Park in context of Local Area Plan
- To allow development within the immediate environs to the north of Bessborough House consistent with the landscape and protected structure significance of the site.
- Section 16.2 Building Height in Suburban Areas

5.2.3. Development Plan Section 10.18 Areas of High Landscape Value:

*New development in AHLVs must respect the character and the primacy and dominance of the landscape. In particular, development on topographical assets such as steep sided slopes, escarpments and ridges is considered to be inappropriate due to the detrimental impact of site and excavation works on the landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value.*

Objective 10.4 Areas of High Landscape Value:

*To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the*

*character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.*

5.2.4. Development Plan Section 10.21 Landscape Preservation Zones:

*The objective of LPZs is to preserve and enhance the landscape character and assets of the sites. There will be a presumption against development within LPZs. Development in LPZs is limited in scope and character to the respective site specific objectives, outlined in Table 2. In exceptional circumstances, there may be limited scope for development to enable existing occupiers to adapt existing buildings to their evolving requirements, providing that the form or nature of development is compatible with the landscape character of the area. This might include a change of use and/or minor extensions.*

Development Plan Objective 10.5 Landscape Preservation Zones:

*To preserve and enhance the character and visual amenity of Landscape Preservation Zones through the control of development. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape and achieves the respective site specific objectives, as set out in Table 10.2.*

5.2.5. The following 'Landscape Assets' to be protected for the SE4 Landscape Preservation Zone are listed in Tables 10.1 and 10.2 in the City Development Plan:

- J: Historic Landscapes (including monuments /historic routes)
- G: Landmarks / Natural Features / Cultural Landscape – land forming the setting to existing landmark buildings / buildings of significance
- C: Tree Canopy – Areas with existing woodlands or significant tree groups, or areas with potential for new woodlands.
- B: Water / River corridors – rivers, estuary, harbour, The Lough, Atlantic Pond, Docklands, Port of Cork
- I: Institutional Open Space

Table 10.2 sets out the following specific objectives for SE4:

- To reinstate Historic Landscape;

- To seek use of grounds as a Neighbourhood Park in context of local area plan (H);
- To allow development within the immediate environs to the north of Bessboro House consistent with the landscape and protected structure significance of the site.

5.2.6. Objective 10.6 Views and Prospects:

*To protect and enhance views and prospects of special amenity value or special interest and contribute to the character of the City's landscape from inappropriate development, in particular those listed in the development plan. There will be a presumption against development that would harm, obstruct or compromise the quality or setting of linear views of landmark buildings, panoramic views, rivers prospects, townscape and landscape views and approach road views.*

*To identify and protect views of local significance through the preparation of local area plans, site development briefs and the assessment of development proposals on a case-by-case basis.*

5.2.7. Development Plan Section 16.28 Building Height in Suburban Areas:

*Buildings of between 3-5 storeys will be considered appropriate in principle in major development areas and larger development sites, subject to normal planning considerations. In exceptional circumstances local landmark buildings may be considered with a height of up to 20-23m (approximately 6-7 storey equivalent). Building heights greater than this will only be considered where specifically identified in a local area plan.*

5.3. **Mahon Local Area Plan 2014 (expired)**

- 5.3.1. The LAP includes plans for a new residential development at Bessborough, including the development site, which is zoned for residential development. The LAP provides for 200-300 res units and a density of 40-60 units / ha on these lands.

## 6.0 Forming of the Opinion

- 6.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite

consultation meeting. I shall provide a brief detail on each of these elements hereunder.

## **6.2. Documentation Submitted**

- 6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:

Completed application form; Statement of Consistency; Statement on Childcare Rationale; Statement on Traffic and Transport; Statement of Possible Effects on the Environment; Part V Proposal; Minutes of Section 247 meeting; Architectural Design Statement; Site Location Map; Site Layout Plan; Part V Site Plan; Plans, Elevations, sections etc.; Schedule of Accommodation; Housing Quality Assessment; Schedule of Areas; Landscape Masterplan; Landscape Architecture Public Realm Design Statement; LVIA Scoping Assessment; Irish Water Confirmation of Feasibility; Flood Risk Assessment; Engineering Drawings; Draft Construction Environmental Management Plan; Draft Engineering Services Report; Archaeological & Built Heritage Report; Sunlight and Overshadowing analysis; Daylight Reception Analysis Report.

- 6.2.2. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

- 6.2.3. I have reviewed and considered all of the above mentioned documents and drawings.

## **6.3. Planning Authority Submission**

- 6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Cork City Council, submitted a copy of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 18<sup>th</sup> May 2020.



6.3.2. The planning authority's 'opinion' included the following matters:

- Cork City Council supports the development in principle.
- The development is not considered compatible with the development plan objectives for SE4 as it would not reinstate the historic landscape and would constitute development to the south and east of Bessborough House and would therefore materially contravene the development plan with respect to this land use objective.
- The scale of the proposed blocks should have a neutral / positive impact on landscape character.
- Comment includes reports of the City Architect (8<sup>th</sup> May 2020), City Archaeologist (7<sup>th</sup> May 2020) Heritage Officer (undated) and Conservation Officer (12<sup>th</sup> May 2020).
- The Conservation Officer notes that Bessborough House is a protected structure and the historic landscape setting of the site is an AHLV. The Conservation Officer supports the strategy of locating the four linear blocks radiating out from the folly, framing it to the north and east. However, some modifications are recommended, in order to improve the integration of the proposed development within the adjacent folly and existing structures in the Bessborough House Demesne. The uniform height of the 4 no. 7 storey blocks visually overwhelms the folly, resulting in an abrupt increase in height relative to the lower existing structures. The following modifications are recommended:
  - Block A reduced to 5 storeys
  - Blocks B and C reduced to 6 storeys, keeping the uniformity between each to form the main public entrance to the circular space that contains the folly
  - Block D retained at 7 storeys

These modifications would enhance the integration of the development with the adjacent historic structures.

- The proposed three storey split level houses are not satisfactorily integrated into the architectural concept for the development. Their urban design function could be improved by linking them to the apartment blocks to form U shaped blocks.
- The proposed amendments would enhance the integration of the development with the adjoining historic structures, in particular the folly and create a stronger footprint, and provide a robust architectural presence to the N40 South Ring Road.
- Any proposed development at the site should respond to the scale of the significant tree coverage adjacent to the site. This is likely to entail the planting of medium – large trees at the development to create a strong landscape / tree structure. It would appear that the proposed landscaping includes small trees only. Significant tree planting and other soft landscaping should be a central part of strong landscape proposals that accompany any application for development on this site.
- The extent of the development site may require revision. The radiating axial form proposed requires a visually strong set of inter-related buildings. It would be important to retain the location, size and east-west orientation of Block D to ensure that the architectural integration is carried through.
- A wire frame model would greatly assist in transposing the proposal to the receiving environment and help in both designing and assessing the proposal.
- Bessborough House functioned as a Mother and Baby Home from 1922 to the 1990s. The development site is within the former demesne associated with Bessborough House. The 'Fifth Interim Report' of The Mother and Baby Homes Commission of Investigation (April 2019) contains several findings related to Bessborough House including that it is likely that children are buried in the grounds, however there is no physical or documentary evidence of same. Additional planning or legal requirements may arise in relation to this issue.
- The report of the Heritage Officer notes that the overall Bessborough site is an important and sensitive cultural heritage site for the city and that consideration should be given to providing some means to interpret and communicate this

history. It is suggested that key stakeholders should be involved in this process. Any proposed naming scheme should be sensitive to the history of the site.

- As per the report of the City Archaeologist, there are no known archaeological features located within the development site. There are no archaeological objections to the development subject to archaeological mitigation.
- The proposed residential density at 153 units / ha is high and is typical of city centre locations. Consideration should be given to a lower density at this site.
- The Planning Authority considers that greater proportion of 3 bed units is required.
- Additional roads details required as per the report of the Roads Design Engineer (30<sup>th</sup> April 2020). The applicant should be requested to consider the layout of the on-street car parking and adhere to best practice on subtle car parking provision, e.g. restricting parking to one side of the street to encourage a greater sense of enclosure and ensure that parking does not dominate the streetscape.
- Report of Traffic and Transport Mobility Section. Full TTI required, to consider traffic impacts on local road network. Additional details on pedestrian connections and other issues are required.
- Comment of Drainage Section (7<sup>th</sup> May 2020). Drainage design generally acceptable, no objections. The submitted Flood Risk Assessment is satisfactory, the site is located in Flood Zone C.
- The Housing Directorate have confirmed their approval in principle of Part V proposals (7<sup>th</sup> May 2020).

#### Planning Authority Conclusion:

- While the 'northern' portion of proposed development site is appropriately zoned for residential development, the 'southern' portion of the site is not appropriately zoned for residential development and consequently the proposed development would contravene materially the Landscape Preservation Zone SE 4 land use zoning objective of the Cork City Development Plan 2015-2021.

- ABP may wish to consider issues relating to the legacy of the Mother and Baby Home and whether the applicant's submitted plans and particulars adequately address this issue.
- The development should be modified by the reduction in height of Block A by two storeys and Blocks B and C by one storey and the 3 storey houses should be reconsidered in architectural terms. A strong landscaping approach is required for this site, considering its landscape and historic building sensitivities.

#### **6.4. Submission of Irish Water**

- 6.4.1. Irish Water has issued a Confirmation of Feasibility for the proposed development of 258 no. residential units. Sewer upgrade required, to be taken in charge by Irish Water. Also necessary to upgrade Bessborough Pumping Station.

#### **6.5. Consultation Meeting**

- 6.5.1. A section 5 Consultation meeting took place via Microsoft Teams on the 9<sup>th</sup> June 2020. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.
- 6.5.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:
1. Principle of development of ZO12 lands with regard to SE4 objectives including Building Height
  2. Conservation Issues:
    - Impacts on the historic setting of Bessborough House and associated Folly
    - Impacts on Trees and Historic Landscape
    - Legacy of Mother and Child Home
    - Archaeological Issues
  3. Impacts on Landscape and Visual Amenities
  4. Design and Layout of Residential Development
  5. Roads layout, pedestrian and cycle connections, car and cycle parking provision

## 6. AOB

6.5.3. In relation to the principle of development of ZO12 lands with regard to SE4 objectives including Building Height, ABP sought further elaboration / discussion on:

- Two zoning objectives apply to the proposed site - ZO4 'Residential, Local Services & Institutions' on the northern part of the site and ZO12 'Bessboro House Landscape Preservation Zone SE4' with site specific objectives at the southern end of the site. The site is also within a designated Area of High Landscape Value.
- Development may materially contravene site Development Plan objectives, as discussed in the PA submission.
- ABP queried whether the Development Plan provides for residential development on ZO12 lands. This is relevant with regard to the definition of SHD, which refers to lands zoned specifically for residential use or for a mixture of residential and other uses.
- The applicant is advised to consider these matters prior to lodging an application.
- ABP can only Materially Contravene certain parts of Development Plan but not land use zoning, wording in Development Plan appears clear.
- ABP notes that roads and site services have been permitted at the site under a now expired LAP, however no residential development has been permitted.
- ABP would have concerns and highlight section 9(6) of 2016 Act, site specific issues of SE4 and issues raised by PA.
- ABP queried whether the PA considered the development to materially contravene development plan policy on building height in suburban areas.

6.5.4. In relation to conservation issues, etc., ABP representatives sought further elaboration / discussion on:

- Applicant to address issues outlined in the Agenda, also PA comments in relation to same.
- Applicant to consider potential impacts on the setting of Bessborough House protected structure.

- ABP notes that the existing buffer of trees at the development site is to be incorporated into proposed landscaping. A detailed tree survey and detailed tree protection measures and landscaping scheme will need to be submitted with the application.
- Clear details also required in application in relation to protecting sensitive landscape.
- Applicant to ensure that proposed landscaping is consistent with tree protection measures, SUDS measures, roads / pedestrian / cycle design, site levels, etc.
- Mother and Child Home, PA have given details including possible burials at the development site. PA may be able to advise prospective applicant on approach to take in order to sensitively deal with this issue. Prospective applicant may also discuss proposals with the Mother and Baby Homes Commission of Investigation, Cork Survivors and Support Alliance and other key stakeholders.
- Prospective applicant to consider how to proceed in context of dealing with and assessing the site, set out clearly proposed remediation measures.
- Prospective applicant should engage in further discussions with PA in relation to the public realm.

6.5.5. In relation to Impacts on Landscape and Visual Amenities, ABP representatives sought further elaboration / discussion on:

- Bessborough House has a prominent location and is visible from various sensitive locations including protected Views and Prospects
- PA may have particular views they wish to be included in Visual and Landscape Impact Assessment
- LVIA to include summer and winter vegetation in relation to visual impacts
- Applicant to address wider landscape impacts

6.5.6. In relation to Design and Layout of Residential Development, ABP representatives sought further elaboration / discussion on:

- Public realm in proposed development uses existing and new roads layouts

- Change in levels across proposed development. Applicant to consider how levels interact and submit detailed cross sections.
- Consider removal of some surface car parking to create improved public realm within the scheme.
- Address issues raised in PA Opinion
- Address if units that have pop outs are considered dual aspect with regard to the Apartment Guidelines
- Applicant to address circulation routes around proposed site and connections with greenway

6.5.7. In relation to Roads layout, pedestrian and cycle connections, car and cycle parking provision, ABP representatives sought further elaboration / discussion on:

- Car parking rationale to have regard to public transport provision in the area
- Proposed development adjacent to greenway
- Have regard to CMATS

6.5.8. In relation to Any Other Matters, ABP representatives sought further elaboration / discussion on:

- Childcare rationale to be submitted with the application.

6.5.9. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-306993-20' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

## 7.0 Conclusion and Recommendation

7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.

7.3. Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following element:

**Development of Z012 Lands**

**Site Specific Development Plan Objectives**

**Legacy of Mother and Baby Home**

**Building Height, Landscape and Visual Impacts**

**Public Realm, Car and Cycle Parking Provision**

details of which are set out in the Recommended Opinion below.

7.4. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

7.5. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.



## 8.0 Recommended Opinion

- 8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.
- 8.3. In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

### Development of ZO12 Lands

Having regard to the land use zoning objective pertaining to the southern part of the application site (land use zoning objective ZO12) and also having regard to the restrictions placed on An Bord Pleanála under s.9(6)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the prospective applicant should satisfy themselves that it is open to An Bord Pleanála to consider a grant of permission should an application be submitted. Should the prospective applicant proceed with an application for a residential use on this part of the site, the application should be accompanied by a justification/rationale as to why, in the prospective applicant's opinion, it is open to An Bord Pleanála to consider a grant of permission. The justification/rationale should include a response to the concerns raised in the PA report of Cork City Council at section 4.3 concerning the residential use proposed on this part of the application site.

The further consideration of these issues may require an amendment to the documents and/or design rationale submitted.

### **Legacy of Mother and Baby Home**

Further consideration/justification of the documents as they relate to the use of Bessborough House as a Mother and Baby Home between the 1920s and 1990s and the possibility of unrecorded burials within the development site, as raised in the 'Fifth Interim Report' of The Mother and Baby Homes Commission of Investigation (April 2019). The applicant is advised to consider this important and sensitive cultural heritage issue and to address this matter in the subject application in terms of (i) providing some means to interpret and communicate this history and (ii) proposals to address the potential discovery of previously undocumented burials during construction or site works.

It is suggested that key stakeholders including the Planning Authority should be involved in this process.

The further consideration of these issues may require an amendment to the documents and/or design rationale submitted.

### **Building Height, Landscape and Visual Impacts**

The prospective applicant should satisfy themselves that the proposed building heights provide the optimal urban design and architectural solution for this site and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:

- 1) The reports of Cork City Architect (8<sup>th</sup> May 2020) and Conservation Officer (12<sup>th</sup> May 2020).
- 2) Potential impacts on the setting of Bessborough House (RPS 004090) and on the adjacent Folly and views towards same from within and outside the development.

- 3) The location of the development site within the historic demesne of Bessborough House and in an Area of High Landscape Value.
- 4) Potential impacts on Views and Prospects and Scenic Routes designated under the Cork City Development Plan 2015-2021 and the Cork County Development Plan 2014-2020;
- 5) Detailed Landscape and Visual Impact Assessment, to include photomontages and 3D modelling. The LVIA should include views of the development with both winter and summer vegetation and to include any plant or other structures on the roof of the proposed development, in order to give as accurate a representation as possible.
- 6) Rationale for proposed building height with regard to the Urban Developments and Building Height Guidelines for Planning Authorities 2018.

The further consideration of these issues may require an amendment to the documents and/or design rationale submitted.

### **Design and Layout of Public Realm and Provision of Car and Cycle Parking**

Further consideration/justification of the documents as they relate to the design and layout of the public realm and car and cycle parking provision. In this regard, the submitted documents should allow for further consideration of the following matters:

- 1) Rationale for the proposed quantum of car and cycle parking with regard to development plan standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include provision for accessible car parking and electric vehicle charging points. This matter is also to be addressed in the context of Traffic and Transport Impact Assessment and a Mobility Management Plan, including details of ongoing car parking management within the development;
- 2) The location of proposed car parking with parking at surface / podium level to be minimised in favour of provision at undercroft level;

- 3) The comments of Cork City Council Roads Design Engineer (30<sup>th</sup> April 2020) and Traffic and Transport Mobility Section.
- 4) Roads layout to be consistent with DMURS;
- 5) Pedestrian connectivity / desire lines through the development, including the provision of satisfactory connections to the Greenway to the immediate east of the site. All works to be delivered by the prospective applicant should be included in the red line site boundary;
- 6) The provision of a safe set down area for the creche;
- 7) A detailed landscaping plan for the site, to be designed with consideration for the location of the site within a historic demesne landscape associated with Bessborough House and in an Area of High Landscape Value, which clearly sets out proposals for hard and soft landscaping including street furniture, SUDS measures and play area / play equipment, also details of any existing trees / other vegetation / walls or other features to be retained within the proposed development and details of boundary treatments and connections to the adjacent Greenway. Additional cross sections, CGIs and visualisations should be included in this regard;
- 8) Tree Survey, Arboricultural Report and Impact Assessment, to provide a detailed tree survey of the development site and assessment of the quality and quantity of the specimens to be removed, along with measures to protect trees to be retained during construction;
- 9) Proposals to ensure the achievement of a high quality public realm for residents of the proposed development.

8.4. Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Housing Quality Assessment with regard to the standards set out in the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities. In this regard, the applicant is also advised to submit a Building Lifecycle Report.
  2. Cross sections to indicate levels of adjacent public roads and Greenway, access roads, podium levels and open spaces within the proposed development and the undercroft car park.
  3. Architectural Heritage Impact Assessment to include consideration of potential impacts on the setting of Bessborough House (RPS 004090) and associated Folly adjacent to the development site.
  4. Archaeological Impact Assessment which responds to the comments outlined in the report of Cork City Archaeologist (7<sup>th</sup> May 2020)
  5. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units and in private and shared open spaces.
  6. A noise report, which addresses the potential noise impact from the adjoining N40 South Ring Road and clearly outlines proposed noise mitigation measures, if so required.
  7. Rationale for proposed childcare provision (or lack of same) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme.
  8. AA screening report.
- 8.5. Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application

arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Department of Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. An Chomhairle Ealaíon
5. Fáilte Ireland
6. Irish Water
7. Transport Infrastructure Ireland
8. National Transport Authority
9. Relevant Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Sarah Moran

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Senior Planning Inspector

30<sup>th</sup> June 2020