



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307259-20

Strategic Housing Development	274 no. residential units (46 no. houses, 228 no. apartments), crèche and associated site works.
Location	Former St. Kevin's Hospital and Grounds, Shanakiel, Co. Cork.
Planning Authority	Cork City Council
Prospective Applicant	Land Development Agency
Date of Consultation Meeting	07 th of September 2020.
Date of Site Inspection	31 st of August 2020.
Inspector	Karen Hamilton

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1.0 Introduction

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 comprises of the former St Kevin's Asylum Hospital and associated buildings, located north west of Cork City. St. Kevin's Hospital, a Protected Structure (RPS Ref. 1154), was subject to substantial fire damage in 2017 and is currently in a dilapidated form. A number of buildings associated with St Kevin's Asylum remain on the site including a chapel, St Brigid's hostel and St Dymphna's Hospital and are in a similar derelict form. Other buildings which were associated with the hospital have been removed and hardstanding areas remain to the north of the site.
- 2.2. The site is steeply sloping from south up to north at the highest point and vehicular access is currently at the north from Shanakiel Road. This access sweeps through the site from north to south and ends at the front of St Kevin's Hospital.
- 2.3. An old disused reservoir is located directly east of the site, separating the site from a housing estate. Atkins Hall, a hospital converted to apartments, is located to the south west of the site, and a right of way for the subject site exists through the rear of Atkins Hall. A large area of open space in front of St Kevin's hospital, south facing onto the City, is protected as a landscape preservation zone.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development for 274 residential units comprises the demolition of a number buildings on site, part of St Kevin's hospital (Protected structure), and the

conversion of the hospital for 60 apartments and construction of an additional 214 residential units throughout the site.

- 3.2. The proposal includes the conversion of the existing chapel on the site as an Enterprise Centre and a crèche is proposed on the ground floor of St Kevin's hospital.
- 3.3. Vehicular access into the site is via an existing access from Shanakiel Road and pedestrian and cycle access is proposed along the south east and south west with an emergency access through the Atkins Apartment development to the south west of the site.
- 3.4. **Key Development Parameters**

Parameter	Site Proposal
Application Site	5.7ha
No. of Units	274 units
Density	65.2 per ha (net) 48 per ha (gross) NW2 Zoning & IW Wayleave
Height	Up to 4 storeys
Crèche	440m ² (ground floor of St Kevin's Hospital)
Car Parking	290 spaces
Bicycle Parking	288 spaces
Open Space	4.2 ha (15%) Inclusive of NW2 zoned lands (42%)
Chapel Conversion	Commercial/ office use

3.7. Unit Mix proposed.

	Apartments	Townhouses	Duplex	Total	
1 bed	41	0	0	41	15%
2 bed	79	0	54	133	48%
3 bed	0	33	36	69	25%
4 bed	0	13	18	31	11%
Total	120	46	108	274	
	44%	17%	39%		

4.0 Planning History

TP 18/37965

Permission granted for the demolition of the former St Brigid's hostel building. The proposal was for the undertaking of strategic infrastructure by Irish Water.

5.0 Relevant Planning Policy

5.1. National Planning Framework (NDF)

Cork is one of the five cities identified nationally to support significant growth.

Relevant National Policy Objectives (NPOs) to the proposed development are summarised below:

- **NPO 2 (a):** A target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs.
- **NPO 3 (b):** Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.
- **NPO 3(c):** Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.

- **NPO 7:** A tailored approach to urban development in the four cities including Cork.

5.2. **Southern Regional Assembly: Regional Spatial & Economic Strategy (2020);**

The site is located in an areas identified as “*City Suburban Area*” within Cork Metropolitan Area.

RPO 10 highlights the regions commitment to compact growth.

5.3. **Section 28 Ministerial Guidelines**

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’).
- Design Manual for Urban Roads and Streets (DMURS).
- Sustainable Urban Housing: Design Standards for New Apartments (2018).
- Childcare Facilities – Guidelines for Planning Authorities.
- Urban Development and Building Heights – Guidelines for Planning Authorities 2018.
- The Architectural Heritage Protection Guidelines for Planning Authorities (2011).
- Urban Development and Building Heights Guidelines for Planning Authorities (December 2018).

5.4. **Cork City Development Plan 2015-2021**

The site is zoned partially for Residential (Z04) with a strip of land along the south zoned as Land Preservation Zone (ZO12).

Residential

Residential, Local Services & Institutional uses objective “*to protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment polices outlines in Chapter 3.*”

Paragraph 15.10 of the plan states that the provision and protection of residential uses and residential amenity is a central objective to this zoning.

Protected Structures

Objective 9.24 Demolition of Protected Structures: Proposals for demolition of a Protected Structure shall not be permitted except in exceptional circumstances and

where it can be showed that a greater public interest will be served which outweighs the loss to the architectural heritage.

Objective 9.25 Recording of Protected Structures: Any alteration or demolition of a Protected Structure shall require a full record to Best Conservation Practice.

Objective 9.27 Enabling Development: Cork City Council will consider the conversion of uses by permitting the conservation and restoration of protected structures in line with best practices standards.

Landscape

The southern part of the site is located within a Landscape Preservation Zone.

Objective 10.1 Landscape Strategic Objectives: To preserve and enhance Cork's landscape character and key landscape assets. To preserve and enhance Cork's views and prospects of special amenity value

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.

Views and Prospects

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.

Car parking

The site is located in Zone 3.

Table 16.8 includes Car parking Standards.

- Residential (1-2 Bedroom)- 1 plus 0.25 spaces for visitor
- Residential (3 - 3+ Bed Unit)- 2.0 plus 0.25 spaces for visitor

Bicycle Parking

Table 16.9 includes cycle parking standards.

- Standard Apartments- 1 per unit in the City Centre/ Inner Urban Areas.

5.5. **Cork Metropolitan Area Draft Transport Strategy 2040**

Promotion of sustainable transport option and reduce car dependence within the Cork Metropolitan Area.

6.0 **Section 247 Consultation(s) with Planning Authority**

6.1. One Section 247 meeting with Cork County Council, the applicant and representatives on the 14th of February 2020 and the issues raised are summarised below:

- The density is acceptable.
- The layout proposed is generally acceptable.
- There needs to be clarity on the proposed use of the Chapel and there is no objection to the use as a crèche.
- St Brigid's Hostel already has permission to be demolished.
- The car parking appears high and the guidelines are for maximums.
- Further drainage matters should be discussed.
- An archaeology report is required.
- Possible presence of Japanese Knotweed on site should be addressed.
- 2 seasonal bat surveys should be complied and submitted with any application.
- IW to be consulted on wayleave.
- List of all finishes required.
- Make pedestrian walks to the south accessible.

7.0 Prospective Applicant's Case

7.1. Statement of Consistency

The application complies with all national, regional and local policy and will support the provision of housing on a brownfield site. A social infrastructure audit indicates that the proposed typology will support the demographic requirement for the Shanakiel area and the site is currently well served by social and physical infrastructure.

8.0 Planning Authority Submission

8.1. 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 County Council, submitted a note of their section 247 consultations with the prospective applicant, the planning history of the site, the relevant planning policy relating to the proposal and their opinion on the key issues arising. These were received by An Bord Pleanála on 26th of June 2020 and are summarised below:

8.2. Principle of development

- The proposal accords with the development plan objectives.

8.3. Residential Density

- The calculation density based on the developable land parcel is acceptable having regard to the *Land Preservation Zone* designation

8.4. Siting, location and proposed development

- The site is a highly visible location and development should be sympathetic.
- The change of use of the Chapel to office use is considered acceptable having regard to Objective 9.27- Enabling Development.

8.5. Scale & height of proposed development

- The height and scale is considered appropriate complying with the development plan and building height guidelines.

8.6. Proposed demolition

- The submitted Architectural Heritage Impact assessment and structures to be demolished is noted.
- There is no objection to the majority of the demolition although the *Covered Linked Corridor* should be retained.
- This linked corridor is on the NIAH, forms part of the social history on the site and should be incorporated into the site layout/ landscaping on the site.

8.7. Design & Housing Mix

- The proposal is generally acceptable and of a high quality.
- In Home Zone 2 & Home Zone 5 the parking is visually dominant and a number of these spaces should be removed with landscaping integrated.
- The mix and size of apartments is considered acceptable.
- Block U and Block T will impact on the visual and residential amenity.
- Due to the topography of the site, the Blocks U & T will be the same height as St Kevin's / or higher and will read as longer.
- The contiguous elevation fails to indicate the elevation view of Block U beyond (its siting and setting) within the scheme.
- It is requested that Block U is modified away from St Kevin's.
- Block U should have passive surveillance on both sides.
- Car parking is visually dominant.

8.8. Conservation Impact

- Concern is raised over the blocky nature of the four storey maisonette buildings north and north-east of St Kevin's.
- These buildings are longer than the old building and just as high.
- The architectural treatment should be revised to soften the impact and create a more sympathetic relationship with St Kevin's and the adjoining terraced housing.
- The western element of Block U should be revised , apartments should be orientated westwards over the new landscaped courtyard, rather than facing

into the northern elevation of St Kevin's to improve east elevation of the courtyard.

8.9. Residential Amenity

- Almost one third of the western block of Block U is directly behind the 5-storey St Kevin's.
- The ground floor plan of Block U indicates 4 no. ground floor apartments are single aspect (due to retained walls at the rear).
- There would be some overlooking and back to back 22 m is not included in all instances.

8.10. Protected Views

- There are 3 no protected views listed in map 18, Views and Prospects South West, City Development Plan LT15, LT16 & LT 17A
- The design statement refers to "Linear and Landscape/ Townscape views" (OL1, OL2 & LT7) which related to Atkins Hall Development/ Our Lady's Hospital.
- The Shanakiel Ridge is located within an Area of High Landscape Designation AHLV. It is not considered the proposal would have a negative impact on the ridge.
- In relation to the Townscape and Landscape Visual Impact Assessment the impact from Viewpoint 10, Block U and Block T should be assessed for the impact on the Protected Structure.

8.11. Car parking

- The site is located within Zone 3 of the development plan.
- The proposed parking comply with the standards although these are noted as maximum numbers.
- The proposal includes 83% apartments.
- The full inclusion of parking is unlikely to promote sustainable travel patterns for new developments in the City Centre.

- A Car Share scheme and Go-Car and visitor parking adds to the overall quantum provided.
- The parking in Home Zone 5 Historic and Communal Zone includes a large amount of parking (80 spaces) to serve apartments alone.
- The removal of a substantial amount of parking in Home Zone 2 would allow for meaningful courtyard type development.
- A greater use of planting throughout the development would enhance the level of amenity.
- Clarity is required for the number of spaces provided.
- 6 no. spaces for the Enterprise Office is acceptable.
- 7 no spaces for the crèche is acceptable.
- 10 or more spaces for EV charging is required.

8.12. Pedestrian and Cycling Permeability.

- The cycling infrastructure (288 cycle spaces & 60 visitor) should be included in the design.
- A new pedestrian and cycle access point at Rose Hill Upper has the potential to reduce walking times by 60%.
- The taking in charge map on the CCC web page indicates that lands along Rose Hill Upper are taken in charge although these do not have sufficient public lighting for the increase in pedestrians.
- Further details on the pedestrian access through Rose Hill Upper are required.
- Clarification on access to the South West, through Our Lady's Hospital complex of apartments at Atkins Hall.

8.13. Open space/ public realm

- Quantum of open space is acceptable.
- The apartment guidelines require children's play facilities.

- The location of the MUGA is of concern i.e. residential amenity of the residents and the location
- The amenity areas to the rear of St Kevin's should be confirmed.

8.14. Archaeology

- The principle of development is considered acceptable subject to archaeological mitigation.
- The impact on the "*Lower Reservoir*" should be included as an important feature of archaeological industrial heritage.

8.15. Boundary Treatments

- The internal boundaries are broadly acceptable
- There is concern in relation to the common boundary along the east with Irish Water which includes an old brick wall in poor condition.
- IW plans for a pumping station on the reservoirs may have an impact on the Residential Amenity of new dwellings.
- No details are provided on the high retaining wall to the south of the site.
- Boundary treatment in front of Blocks S & T should also take into consideration communal amenity space.
- Buffer area for Block G, 3 storey duplex apartments.

8.16. Invasive Species

- Japanese knotweed on the site and therefore an Invasive Species Management Plan is required.

8.17. Drainage

- The applicant is liaising with IW. The foul sewer is a dedicated foul sewer and not a combined sewer.
- The Qbar rate for storm are appropriate and a new connection will be required.
- The new stormwater connection may require to pass through 3rd party lands.

- If taking in charge is proposed then a formal wayleave over any section of pipe passing through third party lands will need to be ascribed to Cork City Council by the third party land owner.
- SuDS is welcome.
- It is agreed that the site is not at risk of tidal, fluvial or groundwater flooding.

8.18. Traffic & Transport

- A full TTA should be submitted to assess the impacts on the local network.
- Cycle parking should comply with the design standards for apartments.
- The crossing at Beechtree Avenue requires enhancement to prioritise pedestrians.
- The proposed cycle and pedestrian network should connect into the existing infrastructure at Shanakiel Road. As these are outside the red line and the applicant's ownership they should be provided at the applicant's expense.
- Internal estate roads should be reduced to a max of 5.5m and those with straight sections.

9.0 **Irish Water**

A Confirmation of Feasibility for the development of 270 no. residential units is subject to the following:

Water

- IW are undertaking the Shanakiel Rising and Distribution mains project as part of its CIP (at design/ procurement stage).
- The project will replace the existing rising mains system from the Lee Road Water Treatment Plant to Shanakiel/ Harbour View and Churchfield including new pumping station at Shanakiel Reservoir.
- There is a significant amount of water infrastructure throughout the site including a number of critical drinking water trunk mains which will be rerouted by IW. The applicant shall liaise with IW for separation distances.
- A diversion of a water network infrastructure may be required.

Waste Water

- There is a combined wastewater and storm water sewer running through the site.
- The proposed development will not encroach on the sewer.
- The developmetn has to incorporate the SuDS/ attenuation of storm and surface water inflow for the combined sewer as agreed by LA Drainage Division.

10.0 The Consultation Meeting

10.1. A Section 5 Consultation meeting took place at the via Microsoft teams on the 07th of September 2020, commencing at 10.03 am. 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.

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.

10.2. The main topics raised for discussion at the tripartite meeting were as follows:

10.3. In relation to **Conservation Impact Assessment**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The survey, recording and justification for the demolition of structures within the site, *inter alia*, the “Covered Linked Corridor” along the south of the site adjoining St Kevin’s.
- The visual impact of the proposed apartment blocks located to the rear of St Kevin’s, in particular Block U, T & S and the implications of any impact having regard to the dominant location on the site adjoining a protected structure and the views and prospects in the development plan.

10.4. In relation to **Development Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The location and design of Blocks U & T having regard to the location adjacent to St Kevin’s, the design and location of the car parking, landscaping and public realm.
- The provision of future pedestrian and cycle access along Rose Hill Upper, Atkins Apts and other rights of ways along the west of the site.
- The design and layout of the landscaping and play facilities to ensure high quality, functional and amenable public open spaces throughout the site with maximum surveillance.
- The design and layout of the duplex units to ensure the appropriate integration of optimal entrance location of all units having regard to the orientation of the building main pedestrian thoroughfare and high quality public realm.

- The design and layout of the crèche having regard to the access into the crèche, appropriate location within St Kevin's building and access for the general public.

10.5. In relation to **Residential Amenity**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The design of residential units which comply with the BRE guidance in relation to sunlight and daylight provision for new developments having regard to the worst case scenario, inter alia, the ground floor rear rooms in Block U.

10.6. In relation to **Drainage Matters**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The works proposed by Irish Water through the site, including upgrade of the rising mains, the timescales for IW works and the implications for the proposed development having regard to the phasing proposed.
- The location of the surface water and waste water systems through the site and the proposals for connection.

10.7. In relation to **Transport Matters**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The quantum of car parking provided having regard, inter alia, to the location of the site within Cork City, the number of apartments provided, and the promotion of sustainable transport patterns for new developments.
- The visual impact of the car parking around apartment blocks, in particular Blocks S, T & U, having regard to the quantum, location and design.

10.8. In relation to **Any Other Matters**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The Japanese Knotweed on the site and the requirement for an Invasive Species Plan.
- The retaining wall to the south of the site within the landscape preservation zone and any proposals for inclusion within the proposed development.

11.0 Assessment

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.

I have examined all of the information and submissions before me including the documentation submitted by prospective applicants, 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 plans for the area.

Conclusion

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.**

12.0 Recommended Opinion

The Board 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.

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.

1. Development Strategy

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The location, design and use of external materials for the apartment blocks in the vicinity of St Kevin's Hospital, in particular Blocks U, T & S, having regard to the dominant location of the site in relation to Cork City, the visual impact on the Protected Structure and the Protected Views around the site.
- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
- The inclusion of appropriate pedestrian and cycle connections into adjoining sites indicating enhanced permeability.
- The design and layout of the duplex units to ensure clarity on the functioning and entrance into the units with regard to any double fronted units provided, the appropriate public realm to ensure strong streetscapes are created in conjunction with the proposed pedestrian/ cyclist movement through the site.

2. Car Parking Rationale.

Further consideration of documents as they relate to the provision of car parking on the site, in particular the quantum and overall layout of the parking in relation to:

- The quantum of car parking provided within the scheme having regard to the potential for dual use for the crèche and enterprise centre, future proposed public transport schemes in the vicinity of the site and the requirement to promote sustainable transport patterns for new developments.
- The design and location of the car parking provision adjoining the apartment blocks, in particular Blocks S, T & U, the need for high quality public realm

and landscaping and the visual impact on future residential occupants of these apartment blocks.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. Submission of an updated Conservation Impact Assessment including, *inter alia*, surveys and justification for demolition of structures within the site and include plans and particulars for the future integration, if any, of the “Linked Corridor”.
2. Updated Transport Impact Assessment including enhanced pedestrian infrastructure along Beechtree Avenue and Shanakiel Road, the capacity of the junctions in the vicinity of the site having regard to car parking provision and the integration of sustainable transport option.
3. Updated Sunlight and Daylight Access Analysis indicating compliance with the BRE Guidelines, having regard to the worst case scenario for the ground floor apartments, *inter alia*, rooms with no direct sunlight or adjacent to retaining walls.
4. Clarification and integration of pedestrian and cycle connectivity from the site into adjoining sites in the vicinity, in particular south east through Rose Hill Upper and south west through Atkins Hall apartment complex.
5. Inclusion of all works associated and/or required for the proposed development within the red line boundary including, *inter alia*, works proposed for any upgrades to the public road or infrastructure.
6. Submission of a Mobility Management Plan.

7. Updated Landscape Master plan detailing the functionality of all passive and active play facilities including, *inter alia*, overlooking and surveillance of active play areas, detailed plans for the future use of the open space within the Landscape Protection Zone and compliance with the requirement for play facilities as per Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
8. Submission of a detailed Construction Environmental Management Plan.
9. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
10. Details confirming compliance with the Irish Water requirements and all works required for the water and waste water connection. The application should address, *inter alia*, the issues raised in the submission received by An Bord Pleanála from Irish Water.
11. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

12. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
13. Submission of a Breeding Bird Survey and a Bat Survey.
14. Detailed plans for the removal, if any, of the retaining wall to the south of the site and submission of a boundary plan for the perimeter of the site, including, inter alia, integration of any pedestrian/ cycle links and boundary proposals along the east of the site adjoining the disused reservoir.
15. Submission of an Invasive Species Action Plan.

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. Irish Water
2. Transport Infrastructure Ireland
3. Minister for Culture, Heritage and the Gaeltacht (archaeology & built environment)
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Cork City 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.

Karen Hamilton
Senior Planning Inspector

11th of September 2020