



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-308043-20

Strategic Housing Development	Demolition of existing structures, construction of 265 no. student bedspaces and associated site works.
Location	Wilton Road, Victoria Cross, Bishopstown, Cork.
Planning Authority	Cork City Council
Prospective Applicant	Bellmount Developments Limited.
Date of Consultation Meeting	19 th November 2020.
Date of Site Inspection	5 th & 6 th November 2020.
Inspector	Daire McDevitt

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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

The subject site, with a stated area of c.0.21 hectares, is located on the northern end of Wilton Road on the eastern site of Victoria Cross Road, c.900m west of UCC and c. 2km from the city centre and c. 1.8km north of Wilton District Centre. Link to CIT, 205 bus stop is located close by.

At present the site contains industrial units (auto repair centre and barbers). The Curragheen River runs along the southern boundary of the site with Orchard Court and The Grove housing estates on the other side of the river. Wilton Road forms the northern and western boundaries.

In an area where there is significant redevelopment at present. A number of student accommodation schemes have been granted with some under construction. To the east of the site 'University Hall' student Accommodation and on the corner of Victoria Cross, the Crow's Nest is under construction.

3.0 Proposed Strategic Housing Development

The proposed development provides for a purpose built student accommodation. The development comprises 48 apartments containing 265 no. student bed spaces, ancillary facilities and all ancillary site works:

Parameter	Site Proposal
Site Area	0.218 hectares
Demolition Works	Existing structures (c.807sq.m)
Proposal	265 no. bedspaces in 48 'apartments' arranged in 3 no. blocks.
Communal Facilities/Amenities	Internal: Gym, meeting room, library area, library/study area.(total c.448.48sq.m) Roof terraces (c. 203sq.m 5 th floor Block C and c. 210sq.m 7 th Floor Block A)
Building Heights	Block A (7 to 10 storeys) faces onto Victoria Cross. Block B (8 storeys) is located on the northern portion of the site. Block C (5 storeys) located on the south eastern corner of the site.
Parking	Car (0) Bicycle (458)
Access	2 vehicular access and pedestrian access Access to the student accommodation will be off Victoria Cross Road Second access proposed to serve adjoining restaurant

4.0 Planning History

The most relevant planning history associated with the site is noted as follows:

PA Ref. 07/32295 (ABP PL.28.229112) refers to a grant of permission for 36 Apartments in 2 no. 5 storey buildings with access off Victoria Cross Road.

SHD applications for Student Accommodation include inter alia:

ABP 300325-17 refers to a 2018 grant of permission for (4 to 10 storeys) 225 bed spaces, healthcare facility, commercial/café unit at the former Crows Nest site at Victoria Cross. Currently under construction.

ABP 303437-19 refers to a grant of permission in 2019 for 554 student bed spaces at O’Riordan’s Joinery, Bandon Road.

ABP307441-20 refers to a 2020 grant of permission for 216 bedspaces at San Paula, Orchard Road.

ABP307605-20 refers to a 2020 grant of permission for 279 bed spaces at 92-96 North Main Street.

ABP 307634 -20 refers to a 2020 grant of permission for 280 bed spaces at The Former Deals Premises, Washington Street West.

Other recent applications in the vicinity:

ABP 306714-20 refers to a 2020 grant of permission (on appeal) for student accommodation (154 no. bedspaces). at the former Kellehers Tyres Service Centre, Victoria Cross Road.

5.0 Section 247 Consultation(s) with Planning Authority

- 5.1. The applicant’s representatives corresponded (covid restrictions) via email with the PA for a consultation under Section 247 of the Planning and Development Act 2000 (as amended) on 19th March 2020, 29th April 2020 and 5th May 2020. Noted response on the 6th May 2020. Details of the meeting are included with the submitted documentation.

6.0 National and Local Policy

6.1 National Policy

National Planning Framework 2018-2040

Objective 2a of the NPF 2018-2040 is a target that half of the future population growth will be in our cities or their suburbs. Objective 13 is that, in urban areas, planning and related standards including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. Objective 35 is to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building height.

Objective 8 of the framework sets ambitious growth targets for Cork, proposing a c.50% growth in population to 2040. In achieving this, it places a great emphasis on compact growth requiring a concentration of development within the existing built up area, including increased densities and higher building format than hitherto provided for. Brownfield sites, in particular, are identified as suitable in this context. At Section 6.6,-dealing with housing, the framework refers specifically to student accommodation. It notes that accommodation pressures are anticipated to increase in the years ahead and indicates preferred locations for purpose built student accommodation proximate to centres of education and accessible infrastructure such as walking, cycling and public transport. It also notes that the National Student Accommodation Strategy supports these objectives.

The National Student Accommodation Strategy 2017

The National Student Accommodation Strategy issued by the Department of Education and Skills in July 2017 aims to ensure an increased level of supply of purpose built student accommodation (PBSA). Key national targets include the construction of at least an additional 7,000 PBSA bedspaces by end 2019 and at least an additional 21,000 bedspaces by 2024. It states that 3,788 spaces were available in Cork 2017 and projects that 6,436 would be required there in 2019 and 7,391 in 2024. A progress report issued in July 2019 reported that 12,677 spaces were available in the country at the end of Q3 2018, with planning permission granted for another 8,577 and sought for 203.

6.2 Section 28 Ministerial Guidelines

Having considered the nature of the proposal, the receiving environment, the documentation on file, including submission from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'), 2009.
- 'Urban Development and Building Height, Guidelines for Planning Authorities', 2018.

Other relevant guidance:

- Dept. of Education and Skills 'National Student Accommodation Strategy' (July 2017)
- Dept. of Education and Science 'Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999' (1999).
- Dept. of Education and Science 'Matters Arising in Relation to the Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999.' (July 2005).
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'), 2009.
- 'Design Manual for Urban Roads and Streets' (DMURS), 2013 Interim Advice Note- Covid 19 (May 2020).

6.3 Regional

Southern Regional Regional Spatial and Economic Strategy (RSES) 2019-2031

This provides a long term regional level strategic planning and economic framework, in support of the implementation of the National Planning Framework, and the related Government policies and objectives, for future physical, economic and social developments for the Southern Region.

This includes the **Cork Metropolitan Area Strategic Plan (MASP)** which is a high level and long term strategic vision to identify critical priorities for the sequencing and delivery of growth that supports the core city area.

Policy Objective 8; Key Transport Objectives (subject to the recommendations of Cork Metropolitan Area Transport Strategy)

East-West Light Rail Public Transport Corridor: A strategic public transport corridor from Mahon to Ballincollig via the City Centre, serving CIT, CUH, UCC, Kent Station, Docklands, Mahon Point.

Cork Metropolitan Area Transport Strategy

CMATS supports the delivery of the 2040 population growth target for the Cork Metropolitan Area. It will provide the opportunity to integrate new development at

appropriate densities with high capacity public transport infrastructure in conjunction with more attractive walking and cycling networks and associated public realm improvements.

The strategy proposes the provision of a Light Rail Tram system for the corridor between Ballincollig and Mahon, serving CIT, CUH, UCC, Kent Station, Docklands and Mahon Point. This meets the long-term objective for the CMA for the development of an east-west mass transit, rapid transport corridor

6.4 Local Policy

Cork City Development Plan 2015-2021

The site is zoned **ZO 10 Local Centre** – The objective is *to protect, provide for and improve retail function of local centres and provide a focus for local centres.*

Views and Prospects affecting the site.

- **CH1** View of County Hall (top floor) to Saint Finbarr's Cathedral.
- **CH2** View of County Hall (top floor) to Saint Anne's Cathedral
- **LT17** View from Wilton Road northwards towards the Shanakiel Ridge.
- **AR2** View from Carrigrohane Road to County Hall.
- **RP10** View from Mardyke upstream to County Hall.

Variation 5 (July 2018) to the Cork City Development Plan 2015-2021 inserted the following objective 6.5 in to the plan:

Section 6.5

“Student Accommodation: In accordance with the National Student Accommodation Strategy, the City Council will support the provision of high quality and managed, purpose built student accommodation, on campus, in areas in close proximity to Third Level Institutes and in locations within easy access of public transport corridors and cycle routes serving Third Level Institutes.”

It also inserted **Section 16.68** into the Development Plan as follows:

“The City Council will support the provision of high quality and managed, purpose built student accommodation, on campus, in areas in close proximity to Third Level Institutes and in locations within easy access of public transport corridors and cycle routes serving Third Level Institutes. Chapter 6 Residential Strategy outlines the City Council’s policy on student accommodation, referring to the national policy set out in the National Student Accommodation Strategy. When assessing planning applications for such developments, the criteria that will be taken into account include:

- Location and accessibility to Third Level Educational facilities and the proximity to existing or planned public transport corridors and cycle routes;*
- The scale of development (capacity) and the potential impact on local residential amenities;*
- The provision of amenity areas and open space, (quality and quantity);*
- The provision of on-site facilities, including storage facilities, waste management, bicycle facilities, leisure facilities, (retail /café uses), car parking and amenity, (quality and quantity);*
- The architectural quality of the design having regarding to its context, including scale, height, massing, on-site layout and materials. The internal design and layout should be robust and capable of future adaptation and change of use.*
- Include a Management Plan demonstrating how the scheme will be professionally managed and operated ‘year round’ (term-time and out -of-term periods).*

- *Demonstrate how the scheme positively integrates with receiving environment and the local community and creates a positive and safe living environment for students.*
- *Demonstrate adherence to the Minimum Standards for Purpose Built Student Accommodation as outlined in Table 16.5a.”*

Building Height: Section 16.25 and 16.29

Within the context of Cork City the following building height categories can be identified:

- Low rise building (1-3 storeys in height)
- Medium rise buildings (less than 32m in height, 4-9 storeys approx.).
Buildings which are taller than the general building height in any area will be considered ‘taller’ even where they are less than 10 storeys.
- Tall buildings (32m or higher, the approx. equivalent of 10 storey building with a commercial ground floor and residential in the remaining floor).

Section 16.29 Height in the City Centre and Inner Urban Areas

Within the City and Inner City Areas (developed until 1920) the general building heights are varied due to their naturally evolving character and varied building types and styles. The City Centre typically has a general building height of 3-5 storeys. Due to the importance of the City Centre as an area of historic and architectural character, the building height of any new development within the City Centre should generally respect the area’s existing character and context and should be in accordance with the prevailing hierarchy/character of buildings, save in exceptional circumstances where an increase in building height can be justified on sound urban design or architectural grounds.

7.0 Forming of the Opinion

7.1 Introduction

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.

7.2 Documentation Submitted

- 7.2.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and article 285 of the Planning and of the Planning and Development (Strategic Housing Development) Regulations 2017.
- 7.2.2 The information submitted included *inter alia*: completed application form and fee, cover letter, Schedule of residential Accommodation, Stage One Appropriates Assessment Screening Report, Section 5(5)(iii) Report, section 247 meeting minutes, Irish Water Confirmation of Feasibility, Statement of Consistency, Planning and Design Statement, Schedule of Drawings, Schedule of Accommodation, Architectural drawings, maps & plans, Housing Quality Assessment, Landscape Plan, Roof garden Plan, Landscape and Visual Impact Assessment, Photomontage Viewpoint, Civil & Structural Engineering Support Document, Engineering drawings, Flood Risk Assessment, Daylight Sunlight Report, Mobility Management Plan, Student Accommodation Management Plan, Report on Supply and Demand of Student Accommodation.
- 7.2.3 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. This statement has been submitted, as required.

7.2.4 I have reviewed and considered all of the documents and drawings submitted.

7.3 Planning Authority Submission

- 7.3.1 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 their opinion in relation to the proposal. These were received by An Bord Pleanála on the 23rd September 2020. The Planning Authority's 'opinion' included the following matters.

Principle of development

The site is zoned ZO10 Local Centres with the objective to protect, provide for and improve the retail function of local centres and provide a focus for local centres. Residential uses are acceptable under this zoning therefore the principle of residential development at this location is acceptable.

Student Accommodation:

- The proposal would assist in meeting the demand for student accommodation in the city.
- Details of on-site management is required.

Residential amenities & Plot Ratio:

- The City Plan sets out a plot ratio of 1.0 to 1.75. The proposed plot ratio is 3.76 which would be higher than the indicative plot ratio for city centre and docklands.
- Density of 220uph.
- The proposed plot ratio and density is significantly high. And could constitute overdevelopment of the site.

Unit Size, Amenity Provision and On-site bicycle parking:

- Query of the quantum and quality (locations) of the communal space is adequate for future occupants of the scheme,
- The provision of communal outdoor spaces in the form of roof terraces on Block C and Block B is not optimal. Potential for negative impacts on local residential amenity in terms of noise and loss of privacy.
- Potential overdevelopment of the site as the communal indoor and outdoor spaces fall significantly short of the required 60% contained in Table 16.5 of Variation No. 5.

- Bicycle spaces at a rate of 0.5 spaces per student meets the minimum requirements.

Scale, Height and Visual Impact:

- It is noted that while 10 storeys have been permitted at The Crows Nest site on at Victoria Cross, the context of the sites are different. The current site is located on the public road and developemtn would have a direct impact on the roadside as well as the built environment.
- Query if the scale and bulk of he overall developemtn is excessive given the local existing and emerging building height context and pattern of development.
- Could set an undesirable precedent, given the proximate lower rise residential properties to the south and east.
- Impact on protected views need to be further assessed.

Design

- Overall the design and orientation of elevations throughout the scheme are acceptable.
- Potential future adaption to apartments should be demonstrated.

Impact on local Residential Amenity:

- The impacts of the developemtn in terms of density and the potential for an over concentration of student development, taking into account the accumulation of purpose built student accommodation scheme in the local area.
- The potential impact of the proposed development on adjoining properties and units within the scheme in terms of access to sunlight. This may require a revision of the massing, density and building height of the scheme.

Other:

- City Architects noted that it would be appropriate is the elevation treatment was shown in greater detail for one of the blocks.
- Part V does not apply.
- Heritage Officer noted no objection from a biodiversity/AA screening perspective.

Traffic & Transportation:

A detailed report is included from the Transportation section. A number of issues need to be addressed, these include inter alia: access proposals and details, pedestrian and cyclist access and infrastructure, parking, road safety, Mobility Management Plan, DMURS, implications for CMATS, public transport, set down areas/bays, raised table/shared space etc.

Drainage

Lack of details submitted relating to wastewater, stormwater, SuDS and Flooding, Construction management in terms of Groundwater and Surface Water. The report sets out the issues that need to be addressed and submitted at application stage.

7.3.2 Conclusion:

The proposed developemtn accords with the zoning objective and the general strategic development objectives in the Cork City Development Plan 2015-2021, in particular with Variation No. 5 (Student Accommodation) of the Cork City Development Plan and national planning policy in relation to student accommodation as set out in the National Student Accommodation Strategy. The proposed developemtn is therefore supported in principle.

The details of the proposal has given rise to some concerns. Subject to some amendments the Planning Authority will be satisfied that the proposed developemtn is in accordance with the relevant land use zoning objective and general strategic development of the City Development Plan.

The PA opinion refers to technical departments, copies of reports have been copied into the main body of the opinion.

7.4 Prescribed Bodies

Irish Water (**22nd September 2020**). Irish Water has assessed and has issued a Confirmation of Feasibility for 51 residential units for connection(s) to the Irish Water network(s) which can accommodate 138 bedspaces based off the CSO occupancy rate of 2.7 persons per unit. Irish Water notes the increase of bedspaces and confirms that based on current capacity it is expected that these can be accommodated at connection application stage.

7.5 The Consultation Meeting

7.5.1 A Section 5 Consultation meeting took place online via Microsoft teams on the 19th November 2020, commencing at 9.35am. 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.

7.5.2 The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:

1. Design Strategy (layout, interface with adjoining developments and interface with public realm).
2. Visual Impact Assessment (Protected Views and Prospects).
3. CMATS and Issues raised Transportation Division contained in the Planning Authority Opinion received on 23rd September 2020).
4. Flooding and issues raised by Drainage Division (contained in the Planning Authority Opinion received on 23rd September 2020).
5. Any Other Business.

In relation to **Design Strategy** with particular regard to layout, interface with adjoining developments and interface with public realm ABP representatives sought further elaboration/discussion on:

- Overall layout.
- Interface with public realm and road.

- Interface with the existing student accommodation to the north east of the site,
- Interface with the river and housing scheme to the southeast.
- Public realm interface
- Height
- Relationship with adjoining restaurant.
- Justification/rationale for the overall design approach.
- Impact on amenities of adjoining properties.

In relation to **Visual Impact Assessment (Protected View and Prospects)**, ABP representatives sought further elaboration/discussion on:

- Potential impacts on protected views and prospects
- Localised views.
- Issues raised in the Planning Authority's report

In relation to **CMATS and Issues raised by Transportation Division (contained in the Planning Authority Opinion received on 23rd September 2020)** ABP representatives sought further elaboration/discussion on:

- CMATS
- Issues raised by the Transportation Division.

In relation to **Flooding and Issues raised by Drainage Division (contained in the Planning Authority Opinion received on 23rd September 2020)** ABP representatives sought further elaboration/discussion on:

- Drainage
- Flooding
- Issues raised by the Planning Authority.

In relation to **any other business**

- Liaise with CCC Transportation Division regarding issues raised in the Planning Authority opinion

- Liaise with CCC Drainage regarding issues raised in the Planning Authority opinion,
- If Material Contravention arises, this needs to be addressed in the documentation submitted with the application in the form of a Material Contravention Statement and referred to in the Public Notices.
- Technical issues highlighted need to be fully addressed at application stage as there is no provision for further information under SHD,
- Ensure all documentation is submitted and correlates as no provision for further information under SHD.

7.5.3 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 308043' 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.

8.0 Conclusion and Recommendation

8.1 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 and as amended by Section 50 of the Planning and Development (Amendment) Act 2018.

8.2 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 s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

8.3 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 as set out in the recommended Opinion below.

- 8.4 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.
- 8.5 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 prescribed body (as listed hereunder) be notified by the prospective applicant of the making of the application.

9.0 Recommended Opinion

- 9.1 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.
- 9.2 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.
- 9.3 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:

1. Development Strategy

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- The design, height, massing and siting of the blocks.
- Materials and treatment of elevations.
- The interface of the blocks with adjoining road and the Curragheen river.
- Connectivity through the site and interface with public realm.
- Amenity spaces.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

2. Access & Transportation

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- Implication of CMATS
- Access and relationship with restaurant to the south.
- Right of way.
- Car parking strategy and implications for existing parking serving adjoining restaurant,
- A response to the issues raised by the Transportation Department contained in the Planning Authority's Opinion received by An Bord Pleanála on the 23rd September 2020.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

3. Impact on Adjoining properties

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- Impact on residential amenities.
- Interface with adjoining properties.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

4. Visual Impact Assessment

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- Impact on protected views and prospects identified in the current City Development Plan.
- Localised impact at street level.

Having regard to the limited or generic information provided, the Board's consideration is limited to high level issues and it should be noted that in respect of some of the commentary, it should be read in the context of this lack of detail within the documents. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

5. Drainage and Flooding

Further consideration and/or justification of the documents are they relate to site specific flood risk assessment and flood management strategy

A response to the issues raised by the Drainage Department contained in the Planning Authority's Opinion received by An Bord Pleanála on the 23rd September 2020.

9.4 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. A report that addresses issues of residential amenity (both existing residents and future occupants), specifically how the proposed height and setback from the boundaries will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units. Contextual elevations should be provided where appropriate.

A full sunlight and daylight analysis should be provided. Noise impact should also be addressed.

2. A report that addresses the demand for and concentration of student accommodation in in the area, having regard to the proposed increased number of units.
3. A schedule of accommodation demonstrating compliance with relevant standards, including the standards as set out in Table 16.5a of Variation No. 5 of the Cork City Development Plan 2015-2021.
4. A site specific Student Accommodation Management Plan which includes details on management outside of term-time.
5. A draft construction and demolition waste management plan.
6. A response to the issues raised by the Drainage Department contained in the Planning Authority's Opinion received by An Bord Pleanála on the 23rd September 2020.
7. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. National Transport Authority.
4. The Minister for Culture, Heritage and the Gaeltacht.
5. The Heritage Council
6. An Taisce

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.

Dáire McDevitt
Planning Inspector

4th December 2020