

**APPENDIX B****Internal reports**

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*Internal Report: Traffic Regulation and Safety***Bessboro – The Farm and Bessboro – The Meadows SHDs - Traffic Regulation & Safety Report**

Two full applications have been submitted to An Bord Pleanála for two proposed residential developments as follows

Phase 1 - The Meadows: A proposed residential development of 280 apartments in four blocks of up to 7 storeys on lands at Bessboro.

Phase 2 - The Farm: A proposed residential development of 184 apartments across four buildings of up to 5 storeys on lands at Bessboro

A combined TTA has been submitted covering both applications and therefore this report applies to both applications.

A third phase The North Fields which is subject to lands receiving appropriate zoning is planned in the future and while not the subject of one of these applications, the TTA examines the cumulative effect of all three phases of development. This includes 620 residential units and 2 on-site creche facilities.

**Traffic & Transport Assessment (TTA):**

A TTA has been submitted as part of the application, analysing the impact on the local road network by examining projected traffic flows on links in the vicinity of the development and at the junctions below. A number of meetings were carried out with the applicant's traffic consultants MHL in relation to the TTA. Traffic counts were carried out on the agreed junctions on Thursday 6<sup>th</sup> February 2020 with additional spot checks carried out in 2022. Traffic modelling was carried out using a Paramics microsimulation model which is a linked model for all of the junctions analysed.

1. Traffic signal controlled cross-roads junction serving R852 Skehard Rd., Church Rd. and Scally's Supervalu
2. Traffic signal controlled T-junction at Bessborough Rd. and R852 Skehard Rd.
3. Traffic signal controlled cross-roads junction at R852, Blackrock Avenue and Skehard Rd.
4. Mini-roundabout at junction of Bessborough Rd. and the site access road.

Based on the TTA presented, the proposed development will increase traffic flows on an already busy network. Journey times will increase without the development in place in future years due to background traffic growth and will further increase with the development in place though not to the same extent. Average network speed will decrease due to background traffic growth and will further decrease as a result of the development. Similarly average queue lengths will increase both with and without the development in place. Mitigation measures such as changes in signal timing and/or increase in storage lengths/elongation of right turn lanes will be required for the network to maintain it's capacity in future years. Additionally, an increase in the use of sustainable transport may offset against future traffic growth.

The TTA is based on low levels of car parking. Phase 1 proposes 0.36 spaces per residential unit (101 car parking spaces including 4 creche drop off spaces, 10 motorbike spaces and 604 bike parking spaces) and Phase 2 proposes 0.39 spaces per residential unit (58 car parking spaces including 4 creche drop off spaces, 5 motorbike spaces and 330 bike parking spaces). The levels provided are significantly lower the development plan maximum limits, however this is reflective of the future public transport infrastructure proposals for the area. In addition, the area has access to a high

frequency bus service and links to good walking and cycling routes. This is reflected in the modal shift applied. The above as such contributes to the lessened impact on the surrounding network. Therefore, it is crucial that the mobility management plan presented is implemented and managed to prevent the occurrence of parking overspill and additional traffic in the area due to the development. In addition, the mitigation measures identified should be developed further in consultation with the local authority and incorporated into the development.

### **Road Safety Audit**

A Road Safety Audit was submitted as part of the application (combined RSA for Phases 1 & 2). All recommendations to be implemented as part of the development.

### **Bike parking**

Bike parking is provided as required in the Sustainable Urban Housing Guidelines for New Apartments for the residential units. Bike parking design, location and management for the residential units should be in accordance with the Sustainable Urban Housing Guidelines for New Apartments.

### **Recommended conditions**

- Car parking including the provision of disabled bays, motorcycle parking, EV charging and future provision for EV charging for the development should be provided in accordance with the drawings and documents submitted with the application and should be compliant with the development plan.

**Reason:** *In the interest of traffic safety and sustainable development*

- Cycle parking for the development should be provided in accordance with the drawings and documents submitted with the application. With regard to cycle parking for apartments, the quantum, location and design of cycle parking for apartments should be provided in accordance with the Sustainable Urban Housing Guidelines for New Apartments

**Reason:** *In the interest of traffic safety and sustainable development.*

- A mobility management plan must be implemented and managed from first occupation to promote the use of active travel modes, to prevent the development being car based and prevent parking overspill on the public roads in the vicinity of the site.

**Reason:** *In the interest of sustainable development.*

- The findings of the Stage 1/2/3/4 Road Safety Audits shall be closed out, signed off and incorporated into the development at the appropriate stage at the developer's expense.

**Reason:** *In the interest of traffic and public safety*

- Prior to commencement of development, the Applicant shall agree the details and the extent of any changes to signalling on the affected signalised junctions with the Planning Authority. All costs associated with this condition to be borne by the Applicant.

**Reason:** *In the interest of traffic safety.*

- The public lighting scope and design must be agreed with the Public Lighting department of Cork City Council prior to commencement of the development. The design must be carried out in accordance with
  - Cork City Council Exterior Lighting Design Requirements Revision 10.

- Code of practice BS 5489-1:2020. Design of road lighting - Lighting of roads and public amenity areas.
- BS EN 13201 - Road lighting.

All Public Lighting designs shall be submitted directly to CCC Public Lighting Department for approval prior to construction.

**Reason:** *To cater for more sustainable energy use and facilitate the proposed improvement in the level of service for all modes but especially pedestrians and cyclists.*

- A full Construction Traffic Management Plan for the proposed development including dedicated haulage routes, a protocol to be followed by HGV drivers and allowable operational times for the HGV's on the city's road network shall be agreed with Cork City Council in consultation with An Garda Síochána before works commences on site.

**Reason:** *In the interest of traffic and public safety.*

- Prior to commencement of development, the Applicant shall agree the details and the extent of all road markings and signage requirements on the surrounding affected public roads with the Planning Authority. All costs associated with this condition to be borne by the Applicant.

**Reason:** *In the interest of traffic safety.*

Internal Report: Drainage

Cork City Council



Project:	Bessboro North “The Farm” Site SHD – Application
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Document:	Drainage Section Report & Conditions
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Project 311382	Code: ABP-	Doc Ref: Rpt-001	Doc Rev: 0	Date: 16/05/2022
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Original Author:	Simon Lyons	Date:	16 May 2022
Original Reviewer:	Simon Lyons	Date:	16 May 2022

## Revisions

Rev	Date	Description	Revision Author	Revision Checker
0	16/05/22	DRAFT	Simon Lyons	Simon Lyons

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## Appendices

Appendix A:           Not Used   Appendix B:

Not Used

## 1. Introduction

### 1.1. Existing Site

[Extract from JB Barry Infrastructure Report]

The proposed development is located at Phase 2 ‘The Farm’, Bessborough, Ballinure, Blackrock, Cork, on a circa 5.13-hectare site, with a developable area of 4.28-hectares, see Figure 1.1. This proposed development will form Phase 2 of a larger development on a circa 16.59-hectare site, see Figure 1.2 for outline phasing proposals.

The South Ring Road (N40) is located approximately 250m from the southern boundary of the proposed development. The boundaries of the site are formed by the buildings, outbuildings, roads and open spaces of the overall Bessborough complex. The site slopes gently from north to south, with ground levels falling from approximately 18.00 m OD in the north-east of the site to 10.50 m OD in the south-west of the site

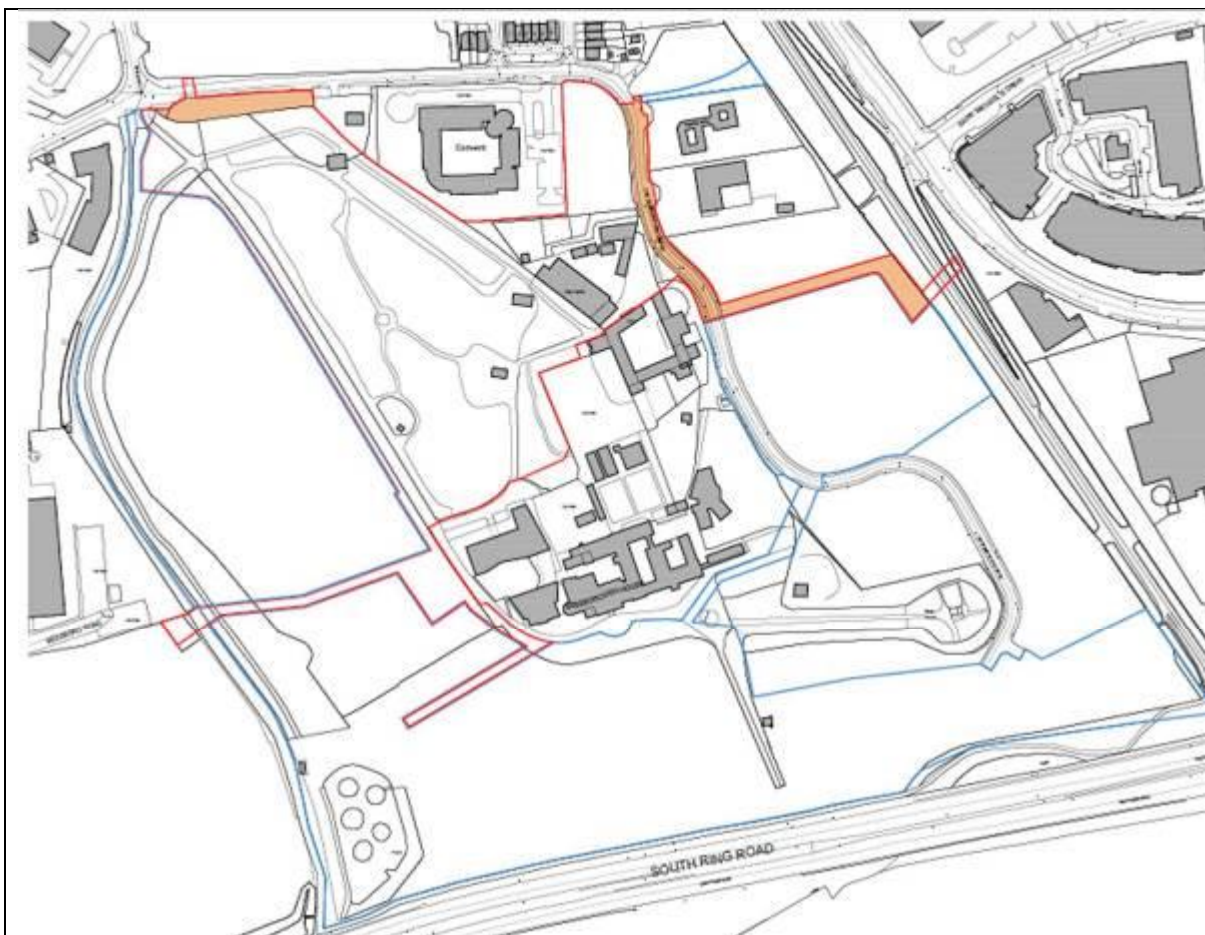


Figure 1: Existing Site Location Plan (extract from Applicant drawing SB-2020-107-002)

### 1.2. Proposed Site

[Extract from JB Barry Site Infrastructure Report]

“The proposed development provides for the demolition of 10 no. existing agricultural buildings /sheds and log cabin residential structure and the construction of a residential development of 140 no. residential apartment units over 2 no. retained and repurposed

farmyard buildings (A & B) with single storey extension and 3 no. new blocks of 3-5 storeys in height, with supporting resident amenity facilities, crèche, and all ancillary site development works. The proposed development includes 140 no. apartments to be provided as follows: Block C (9 no. 1-bedroom and 25 no. 2-bedroom over 3 storeys), Block D (34 no. 1-bedroom & 24 no. 2-bedroom over 3-4 storeys), Block E (27 no. 1-bedroom, 20 no. 2-bedroom & 1 no. 3-bedroom over 4-5 storeys). It is proposed to use retained Block A and Block B for resident amenities which include home workspace, library, lounge and function space.

The proposal includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas, as well as new pedestrian access to Bessborough Estate to the north including upgrades to an existing pedestrian crossing on Bessboro Road.

The proposed development provides for outdoor amenity areas including publicly accessible parkland, landscaping, surface car parking, bicycle parking, bin stores, substation, public lighting, roof mounted solar panels, wastewater infrastructure including new inlet sewer to the Bessborough Wastewater Pumping Station to the west, surface water attenuation, water utility services and all ancillary site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessboro Road. See Appendix 1 for proposed site layout plan.”



Figure 2: Proposed Site Location Plan (extract from Applicant drawing SB-2020-107-200)

## 2. Stormwater

### 2.1. Existing Stormwater Network

[Extract from Site Infrastructure Report]



“Cork City Council drainage records indicate there is an existing 1350mmØ trunk storm sewer located approximately 200m to the west of the Phase 2 site, outside the boundary of the Applicant’s lands, which runs in a north-south direction before crossing under the South Ring Road (N40) and discharging to the Douglas Estuary.

A feasibility study of the local area has revealed that there is an existing 225mmØ storm sewer in the road adjacent to the eastern boundary of the site (increasing downstream to a 450mm/750mmØ), which runs north to south before turning in a westerly direction and connecting to the 1350mmØ storm sewer described above, see asbuilt drawing in Appendix 3. This sewer was constructed under planning reference 03/27028.”

## 2.2. **Proposed Surface Water Drainage**

[Extract from Site Infrastructure Report]

“The proposed surface water network will include a storm drainage pipe network, attenuation storage structures and several SuDS features which will aid the reduction of runoff volumes by slowing surface water flows:

In accordance with the requirements of GDSGS, at least 5mm, and preferably 10mm, of interception storage should be provided on site, where runoff to the receiving water can be prevented.

The proposed rate of surface water discharge from the development will be limited to that of the greenfield runoff for a 100-year storm event.

A new 225mmØ surface water outfall pipe will convey the restricted flows from the site in a south-westerly direction connecting to the existing 750mmØ surface water sewer upstream of its connection to the existing 1350mmØ surface water pipe which in turn discharges to the Douglas Estuary further to the south. The controlled discharge from the proposed development [will be] a maximum of 23.79 l/sec.”

## 2.3. **Attenuation and Flow Control**

I am satisfied with the Applicant’s proposal to control stormwater discharges to a rate equivalent to  $Q_{100}$ , on account of the proximity of the proposed site to the existing 1350mm stormwater outfall to the Mahon Estuary, and the capacity of the downstream stormwater drainage network between the proposed development and the outfall.

I am also satisfied with the Applicant’s proposed attenuation volume of 501m<sup>3</sup>.

I welcome the proposal to provide a total of 69.68m<sup>3</sup> of interception storage throughout the development, through a combination of green roofs, permeable paving, tree pits, bioretention areas and the bottom level of the attenuation tank. This will greatly improve the quality of future storm water discharges from the site.

## 2.4. Sustainable Urban Drainage Systems (SuDS)

I am pleased to see that the Applicant's approach to storm water management is intertwined with a SuDS based approach, wherein as part of the resolution of storm water management issues, the Applicant has embodied the principles and features of a SuDS based approach. This is a very welcome approach.

The Applicant's approach to quality (simple index approach) and quantity management (outlined above), as well as their cognisance of amenity and biodiversity is welcome.

I would encourage the Applicant to develop this strategy further by having regard to recent guidance issued by the Department of Housing, Local Government and Heritage, entitled:

"Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Best Practice Interim Guidance Document".

I would also encourage the Applicant to fully coordinate and integrate the proposed SuDS measures into the landscape strategy. For example, a revision to landscape master plan drawing IRLA-210604-2000, incorporating the details of the SuDS measures contained within JB Barry drawing 21207-JBB-PH2-XX-DR-C-04005, would be welcome.

A condition to be added.

## 2.5. Taking in Charge of Stormwater Infrastructure

There is no "taken in charge" stormwater drainage infrastructure within the wider Bessboro site.

As such, any proposed stormwater drainage works across third party lands, or conveyance via third party private stormwater drainage infrastructure will need to be agreed with the owners of those lands / assets.

The Applicant should confirm that any land ownership issues are in hand, prior to commencement.

Where it is intended that existing private drainage infrastructure, or new drainage infrastructure on private third-party lands, is to be taken in charge, the Applicant shall ensure that all necessary consents / provisions are in place for the future granting of the necessary handover / wayleaves to Irish Water / Cork City Council.

A condition to be added.

## 2.6. Stormwater Infrastructure beneath Block 'D' Throughway

It is noted from drawing 21207-JBB-PH2-XX-DR-04002 that the section of stormwater drainage between manhole S.B4 and S.B6 runs beneath a 5.9m high throughway, through Block 'D'.

Where the Applicant proposes to have stormwater infrastructure taken in charge, they shall confirm the details of this proposal in advance with the Planning Authority.

In principle, the Drainage Section has no objection to the proposal, as a similar arrangement and clearance (i.e. 5.9m) has been agreed on another recent apartment development, within Cork City (i.e. ref. PL 18/37795); however, all details shall be confirmed, prior to commencement.

Where the details submitted are not to the satisfaction of the Drainage Section, the storm water drainage within the development may be considered to not meet the criteria for taken in charge.

A condition to be added.

## 2.7. Note on Discharge of Basement Drainage

Please note: The “Cork City Council Correspondence” contained in Appendix 9 to the Infrastructure Report is actually Cork City’ Council’s correspondence relating to the Meadows development, rather than “The Farm” development.

No mention of basement drainage was made in Cork City Council’s observations on the preapplication for “The Farm” development.

For clarity, Cork City Council’s “correspondence” for “The Farm” development, contained in Section 3.4.14.2 of Cork City Council’s Opinion Report stated the following:

“I note the applicant’s proposal to use Q100 instead of Qbar as the greenfield run-off rate. This is acceptable, considering the proximity of the development to outfall to the estuary and the size of the existing outfall pipe at 1350mm. This approach is in line with that taken on other previously proposed developments within the Bessboro site. I have checked the Q100 estimate against my own estimate from the uksuds.com website and I am satisfied it is accurate.

I am pleased to see interception storage being provided for up to 5mm of rainfall...this will have a positive impact on downstream water quality, avoiding the “first flush” which would otherwise be reliant on an oil interceptor.

I am pleased to see the number of SuDS measures proposed and would request that design / drawing details are submitted as part of the application for each of the measures proposed”.

As such, there is no requirement for managing parking basement drainage on this development, as no basement car parking is proposed.

## 3. Flooding

### 3.1. Flood Risk Assessment Conclusions

I am satisfied with the Applicant’s conclusion that the site is located in Flood Zone ‘C’ and hence, does not merit further assessment.

I also note and welcome the assessment's recommendation to embody a SuDS based approach, to assist in the mitigation of any risk of on site or downstream flooding. I am satisfied that this has been addressed in the Applicant's Infrastructure Report.

I have no other comments or conditions on this topic.

#### 4. Wastewater:

##### 4.1. Existing Wastewater Network

[Extract from Site Infrastructure Report]

“Cork City Council / Irish Water drainage records show that there is an existing 375/450mmØ foul sewer located to the west of the Phase 3 lands, outside of the boundary of the Applicant’s lands, which runs north to south and discharges to the Bessborough Wastewater Pumping Station (WWPS). From the WWPS a 350mmØ rising main heads east crossing through the greenfield area in the ownership of the Applicant before turning north along the Passage West Greenway.

A feasibility study of the local area has revealed that there is an existing a 150mmØ foul sewer in the road adjacent to the eastern boundary of the Phase 2 site which runs north to south before turning in a westerly direction and connecting to the WWPS described above, see as-built drawing in Appendix 3. This sewer was constructed under planning reference 03/27028.“

##### 4.2. IW Confirmation of Feasibility

Noted that IW has issued a confirmation of feasibility, dated 09 February 2022, for the proposed development, stating that the proposed development is:

“Feasible subject to upgrades”.

These upgrades are described as follows:

“Bessborough WWPS is almost at design loading capacity. Irish Water has a project underway to replace the existing pumps which will increase the pump rate and provide sufficient capacity to accommodate this development. This upgrade project is scheduled to be completed by Q4 2022 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date.”

Cork City Council Drainage Operations has confirmed that this upgrade project is still on course for delivery by Q4-2022.

##### 4.3. IW Statement of Design Acceptance

Noted that IW has issued a Statement of Design Acceptance, dated 25 February 2022.

##### 4.4. Taking in Charge of Wastewater Infrastructure

There is no “taken in charge” drainage infrastructure within the wider Bessboro site.

As such, any proposed drainage works across third party lands, or conveyance via third party private drainage infrastructure will need to be agreed with the owners of those lands / assets.

The Applicant should confirm that any land ownership issues are in hand, prior to commencement.

Where it is intended that existing private drainage infrastructure, or new drainage infrastructure on private third-party lands, is to be taken in charge, the Applicant shall ensure that all necessary consents / provisions are in place for the future granting of the necessary wayleaves to Irish Water / Cork City Council.

A condition to be added.

#### 4.5. **Wastewater Infrastructure beneath Block 'D' Throughway**

It is noted from drawing 21207-JBB-PH2-XX-DR-04002 that the section of wastewater drainage between manhole F.B4 and F.B6 runs beneath a 5.9m high throughway, through Block 'D'.

Where the Applicant proposes to have wastewater infrastructure taken in charge, they shall confirm the details of this proposal in advance with Irish Water.

In principle, the arrangement appears satisfactory, as a similar arrangement and clearance (i.e. 5.9m) has been agreed by Irish Water on another recent apartment development, within Cork City (i.e. ref. PL 18/37795); however, all details shall be confirmed with Irish Water, prior to commencement.

Where the details submitted are not to the satisfaction of Irish Water, the wastewater drainage within the development may be considered to not meet the criteria for taken in charge.

A condition to be added.

#### 4.6. **Wastewater Conclusion**

I have no objection in principle to the wastewater drainage proposals outlined by the Applicant in their planning documents.

As such, I have no further observations or conditions in this regard, based on the understanding that all matters pertaining to connection of the proposed development's wastewater drainage to the public wastewater sewerage network are in hand between the Applicant and Irish Water, in the form of Irish Water's new connection process.

### 5. Environmental Impact:

#### 5.1. **Environmental Impact Assessment Report (EIAR)**

I am satisfied with the EIAR submitted. However, some observations are as follows:

In Section 6.3.2, the "Surface Water Drainage" section reflects the proposed wastewater strategy. This is presumably a copy and paste error.

Nonetheless, I have no objection to the conclusion on the impacts contained in Section 6.4.2.1.2, nor the mitigations in 6.5.1.1.2 and 6.5.1.2.2, nor the residual impacts contained in Section

6.5.2.2, nor the cumulative impacts in Section 6.6.1 and 6.6.4.

I am satisfied with Chapter 8 of the EIAR Water. I have no additional observations on this chapter.

## 5.2. **Construction Environmental Management Plan (CEMP)**

I am satisfied with the CEMP submitted.

I have no site-specific conditions to add.

## 6. Conclusion and Conditions

### 6.1. Conclusion

I have no objection to grant of permission for the proposed development, subject to the following conditions being attached to any grant of permission.

### 6.2. Conditions

Cond	Description	Reason
1	Drainage layouts and details shall be in accordance with drainage layouts, drawings, details and calculations submitted as part of Planning Submission, subject to drainage conditions.	In the interests of public health
2	<p>In finalising the SuDS strategy, the Applicant is requested to consider the following recommendations by the Planning Authority:</p> <ul style="list-style-type: none"> <li>- Have regard to the recent Dept of Housing, Local Government and Heritage, interim guidance entitled: “Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas”.</li> <li>- Coordinate the proposed SuDS measures into the landscape strategy. A combined SuDS &amp; landscape layout, coordinating the landscape master plan (ref. IRLA-210604-2000) and the SuDS layout plan (ref. 21207-JBB-PH2-XX-DR-C-04005) to be submitted to the Planning Authority for approval.</li> </ul>	In the interests of public health
3	Prior to commencement, the Applicant shall clarify whether or not it is their intention to have the proposed drainage infrastructure within the development taken in charge.	In the interests of public health
4	<p>There is no “taken in charge” drainage infrastructure within the Bessboro Convent site.</p> <p>As such, where it is the Applicant’s intention to convey drainage flows from the proposed development to the public sewerage via existing private drainage, the Applicant shall ensure that the necessary third-party consents are in place, prior to commencement.</p>	In the interests of public health
	Where the Applicant proposes to have third-party drainage infrastructure taken in charge, to facilitate the connection of the proposed development to the public sewerage systems, the Applicant shall submit written confirmation of the asset owner’s consent in this regard.	
5	Where it is intended that drainage infrastructure servicing the development is to be taken in charge upon completion, it the responsibility of the Applicant to ensure all necessary	In the interests of public health



	consents	
<b>Cond</b>	<b>Description</b>	<b>Reason</b>
	(third party or otherwise) and wayleaves to facilitate the taking in charge process are in place.	
6	Where the Applicant does not intend to have the drainage infrastructure taken in charge, they shall submit details of the proposed “in perpetuity” maintenance strategy, prior to commencement.	In the interests of public health
7	Prior to the making of any new connection to the public stormwater system, the Applicant shall enter into a new connection agreement with Cork City Council.	In the interests of public health
8	<p>It is noted from drawing 21207-JBB-PH2-XX-DR-04002 that the sections of drainage between manholes F.B4 / S.B4 and F.B6 / S.B6 are routed beneath a 5.9m high throughway, through Block ‘D’.</p> <p>Where the Applicant proposes to have this drainage infrastructure taken in charge, they shall confirm the details of the proposal in advance with the Planning Authority / Irish Water, prior to commencement.</p> <p>Where the details submitted are not satisfactory, the drainage within the development may be deemed unsuitable to be taken in charge</p>	In the interests of public health



Simon Lyons  
Senior Executive Engineer | Drainage  
Cork City Council

16 May 2022

Appendix A: Not Used

## Appendix B: Not Used

Internal Report: Environment**The Farm SHD**  
**Environment Report****Construction impacts**

- (a) Tree felling and clearing of vegetation shall take place outside of the bird nesting season.
- (b) The developer shall ensure that any excavated material stockpiled on site during construction shall be held in a manner such as to ensure that no silt or run-off from these stockpiles enters any watercourse.
- (c) The developer shall ensure that the riverbanks and their habitats for fish, mammals and birds are not negatively impacted upon by the construction works.
- (d) The Developer shall ensure that surface water from the development is free from herbicides, pesticides, fertilisers and other substances which could have a harmful affect on the environment.

*in the interest of preservation of wildlife*

**Construction Waste**

- (a) Construction waste such as wood, metal, and concrete, shall be segregated and submitted for recycling. Waste Gypsum shall be segregated and delivered to an appropriate facility. Hazardous construction waste such as paint, lubricants, oil, lighting, wood preservative shall be segregated and disposed of at an authorised facility.
- (b) The developer shall ensure that any waste moved off site during site clearance operations or construction works is removed by authorised waste contractors only. The material shall be taken only to sites authorised by a local authority or the Environmental Protection Agency.
- (c) The information provided in the Construction Management Plan and Waste Management Plan is sufficient at present. Prior to the commencement of the development, an updated Construction Management Plan and Waste Management Plan needs to be resubmitted to the Local Authority for agreement when the main contractor has been appointed or when changes have occurred to the previously submitted plans.

*in the interest of orderly management and disposal of waste.*

**Noise**

(a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 "Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control."

(b) Prior to commencement of development the developer shall submit to the Planning Authority for written agreement, details outlining how it plans to undertake all piling on site. Please refer to British Standard BS 5228:2009+A1:2014 "Code of practice for noise and vibration control on construction and open sites" Part 2.

(c) Prior to the commencement of the development, the developer shall identify all potentially significant noise sources at the proposed development site, and their expected noise output quantified by (a) reference to  $L_{WA}$  levels or  $L_{Aeq,T}$  levels (at a specified distance) provided by the manufacturer/supplier, (b) reference to typical levels set out in the relevant British Standards BS 4142:2014+A1:2019, or (c) direct measurement of the equipment onsite or at a similar facility. Items that need to be considered are extract fans, air-conditioning, and plant room. (This is a non-exhaustive list.)

*In order to ensure a satisfactory standard of development, in the interests of residential amenity.*

**Waste Management**

(a) Prior to commencement of the development, the Developer shall submit to the planning authority for agreement, full up to date details of the waste management proposed for the development. Details shall include proposals on waste reduction, reuse, and segregation, recycling, and vented storage as well as who will manage the waste, dispose of it and present it for collection. The developer shall clearly identify vented bin storage area of appropriate capacity, clearly identifying on the drawing designated location for same with dimensions clearly visible.

The developer should refer to the British standards BS 5906: 2005 in relation to waste management in buildings to ascertain capacity required for development.

*in the interest of orderly management and disposal of waste*

**Environment – Noise**

(a) Noise during site clearance and construction shall not exceed 65 dB (A),  $L_{eq}$  30minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.

(b) Working hours during site clearance and construction shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600 hours on Saturdays. Activities outside these hours shall require the prior approval of the Planning Authority.

(c) Bored piling as opposed to percussive piling shall be used during site clearance and construction.

*In the interests of residential amenity.*

### **Operational**

(a) Noise from the premises shall not exceed the background levels by more than 5dB (A) during the period 0800-2200 and by more than 3 dB (A) at any other time when measured at any external position at a noise sensitive premises. The noise level shall be measured as Leq, 15 minutes.

*In the interest of residential amenity.*

Internal Report: Housing Directorate

## Housing Directorate - Part V Report

### Strategic Housing Development (SHD)

**Applicant**

Estuary View Enterprises 2020 Limited

**Location**

The Farm, Bessborough, Ballinure, Blackrock, Cork.

**Development Description**

The demolition of 10 no. existing agricultural buildings /sheds and log cabin residential structure and the construction of a residential development of 140 no. residential apartment units over 2 no. retained and repurposed farmyard buildings (A & B) with single storey extension and 3 no. new blocks of 3-5 storeys in height, with supporting resident amenity facilities, crèche, and all ancillary site development works.

**Assessment**

The applicant's proposal to satisfy the Part V obligation associated with the above development is noted.

It is proposed to transfer 14 no. units (10% of the total development) to satisfy the Part V obligation. The type and mix of the proposed units to be transferred is summarised as follows:

Level	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	No. of Units
Ground Floor	2	2	-	4
First Floor	2	2	-	4
Second Floor	2	2	-	4
Third Floor	-	1	1	2
Fourth Floor	-	-	-	-
<b>Total</b>				<b>14</b>

I note that a declaration has been submitted with the application stating that the lands were acquired on the 18<sup>th</sup> of December 2020. As such a 10% liability applies and the proposed no. of 14 units to be transferred is acceptable. Indicative costings for the relevant units have been submitted. The units are dispersed across blocks C, D & E and the type and mix of the proposed units is satisfactory.

The Part V proposal is deemed to be acceptable in principle to the Housing Directorate.

It should be noted that acceptance in principle of the Part V proposal in no way contractually binds Cork City Council or its agents to acquire the stated dwellings, or such other dwellings, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Compliance with Part V is contingent on the negotiation of a final agreement, should planning permission be granted and is subject to agreement being reached on land values and construction/development costs.

**Conclusion**

No objection to the Part V proposal submitted subject to the following condition:

The Applicant, or any other person with an interest in the land to which this application relates, shall prior to the lodgement of a commencement notice within the meaning of Part II of the Building

Control Regulations 1997, enter into an agreement with the planning authority under Section 96 of the Planning and Development Act, 2000 as amended in respect of the matters referred to paragraphs (a) or (b) of Sub-section (3) of Section 96.

Reason: To comply with the provisions of Section 96 of the Planning and Development Act, 2000 as amended.



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Kieran O'Keeffe  
Senior Staff Officer  
Housing Directorate  
Dated: 05/05/2022



*Internal Report: Urban Roads and Street Design*

Mr. Eoin Cullinane  
Development Management  
Cork City Council  
City Hall  
Cork

24<sup>th</sup> May 2022

**RE: Strategic Housing Development Application The construction of a residential development of 140 no. residential apartment units with supporting tenant amenity facilities, crèche, and all ancillary site development works at Bessborough, Ballinure, Blackrock, Cork.**

A Chara,

I recommend the inclusion of the following items to address concerns in relation to Urban Roads & Street Design (Planning):

**Pedestrian Crossings**

Crossings are one of the most important aspects of street design as it is at this location that most interactions between pedestrians, cyclists and motor vehicles occur. Well designed and frequently provided crossings are critical to the balancing of movement priorities. The design of crossings, and the frequency at which they are provided, will have a significant impact on pedestrian/ cyclist mobility and comfort and the flow of vehicular traffic.

No detail has been provided by the applicant in relation to pedestrian demand, safety and vehicle flows which, in accordance with DMURS, guide the design of the pedestrian crossing type. In addition, the applicant has provided no detail as to the selection of the crossing location. The result is the proposed pedestrian crossing to the east of the development site does not align with key desire lines of pedestrians/cyclists directly accessing/egressing the Greenway from the development.

The applicant's pedestrian crossings proposals are inadequate for the proposed development and will limit and impact on pedestrian/cyclist mobility and comfort.

**Shared Space/Shared Surfacing**

The balancing of the movement and place functions of our road network is a key consideration for designers. The movement function has taken precedent, in many instances, in road design to the detriment of vulnerable road users. This prioritisation of vehicles (cars) over all other road users impacts on other roads users ability to move around and the quality of the place itself. This can lead to streets being avoided by particular types of users with consequential impacts across health and well being in the immediate residential population.

Two key points should be noted for road design; the first is that the road network has two functions: enabling movement of people and goods but also making a positive contribution to the place in which they sit. The second point is that good road design does contribute to achieving a better place, particularly in urbanised areas, such as the Bandon Road development, as the road network is a substantial proportion of the public realm. The road network should be designed so that the needs of all users, not just vehicles (car), should be considered to create an inclusive public realm.

It is welcomed that the applicant is proposing a 'shared surface' on sections of the internal roads. However, the appropriate use of shared space needs to be carefully considered to achieve the objectives of shared space which are inclusive environment, ease of movement, safety & public health, quality of place and economic benefit.

The shared surface which according to the Design Manual for Urban Roads and Streets (DMURS) must be instantly recognisable for drivers that they are entering a street with a shared surface and react by driving very slowly. Careful consideration must be given to materials, finishes, kerb lines, width of vehicular carriageway and corner radii. Insufficient detail has been proposed to demonstrate how the design achieves the objectives of safety & public health by clear recognition for drivers that they have now entered a shared surface area. Furthermore, insufficient detail has been submitted in terms of material, finishes of the shared surfaces and therefore it is not apparent how the quality of place objective can be achieved in these areas.

### Quality Audit

An independent Quality Audit shall be carried out at the developers expense for the development in accordance with the Design Manual for Urban Roads & Streets (DMURS) Guidance and TII (Transport Infrastructure Ireland) standards. The DMURS Advice Note No.4 was published in May 2019. It provided designers with guidance in relation to the preparation and content of Quality Audits in Ireland. This includes guidance in relation to a DMURS Street Design Audit, that can be submitted as a component of a Quality Audit for larger projects such as the subject site (or as a stand-alone audit process for smaller projects.) The Quality Audit should consist of two major parts:

- Individual Design Audits: these will consist of a **DMURS Street Design Audit** and other individual Design Audits, that assess different aspects of street design, as required, such as Road Safety Audits and Pedestrian/Cyclist Audits.
- Quality Audit Report: which summarises the issues raised within each individual Design Audit, identify any potential conflicts between audits and propose solutions. All solutions should be measures against the main objectives of the project and presented as a series of recommendations.

The use of DMURS in urban areas is mandatory and the DMURS Street Design Audit is an auditing tool that can be used to ensure that the relevant issues contained within DMURS have been duly considered. It is worth noting that the Quality Audit Report as per DMURS guidance should be signed off the Project Manager and be carried out independently or by a person(s) with a broad skill set. Also the Quality Audit should be carried out at two key stages; the initial design stage and the detailed design stage.

### Conditions for development to be applied should ABP decide to grant permission:

1. Before the development is commenced, the developer shall lodge with the planning authority a bond or such other security as may be accepted by the planning authority, in a sum to be determined by Cork City Council to secure the provision and satisfactory completion and maintenance until taken in charge (or completed to taking in charge standard) by Cork City Council of roads, footpaths, open spaces and amenities, car parks, public lighting, surface water drainage systems and communal waste storage required in connection with the proposed development. The bond or security shall provide for the adjustment on a monthly basis, in accordance with the Consumer Price Index of the Central Statistics Office, of the amount of bond as approved by Cork City Council.

**Reason:** To ensure the satisfactory completion of the development.

2. The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to the commencement of this development.

**Reason:** To ensure the satisfactory completion of water supply and waste water collection infrastructure.

3. Prior to the commencement of the proposed development, the developer shall pay or enter into an agreement with the planning authority to pay a financial contribution to Cork City Council in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

4. **Quality Audit:** The applicant is required to fully complete all aspects of a Quality Audit, including a Street Design Audit. All findings of the Quality Audit at the initial and detailed design stage shall be closed out, signed off and incorporated into the development and paid for by the applicant in full unless the Planning Authority approves any departure in writing.

**Reason:** In the interest of pedestrian safety and convenience

5. Prior to the development commencing the applicants shall submit to and agree in writing with the Planning Authority full details of a legally incorporated management company which shall be responsible for the future maintenance and upkeep of all services within the development site including roads, footpaths, open spaces and amenities, car parks, public lighting, surface water drainage systems and communal waste storage.

**Reason:** To ensure the satisfactory maintenance of the site in the interest of visual and residential amenity.

6. Prior to the development commencing the applicant shall submit to and agree in writing with the Planning Authority full details of the pedestrian crossing(s) provision of the internal access road. All amended vehicular, pedestrian and cyclist access points and shared surfacing shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). All road modifications and improvements shall be carried out by the applicant at the applicant's expense, to the detail agreed with the Planning Authority

**Reason:** In the interest of pedestrian safety.

7. A shared surface is to be provided with the materials, finishes and other measures designed to ensure the objectives of shared space are achieved. These being: inclusive environment, ease of movement, safety & public health, quality of place and economic benefit. All amended vehicular, pedestrian and cyclist access points and shared surfacing shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). Details must be submitted and agreed with Cork City Council prior to commencement of development. All road modifications and improvements shall be carried out by the applicant at the applicant's expense, to the detail agreed with Cork City Council.

**Reason:** In the interest of pedestrian safety

Mise le meas,



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**Valerie Fenton**

A/Senior Executive Engineer  
Community, Culture & Placemaking

Internal Report: Conservation

## The Site and Policy Status

The site is located among the farmyard buildings associated with Bessborough House, which is listed on the Record of Protected Structures (Ref: PS490). Bessborough House is also recorded on the National Inventory of Architectural Heritage (NIAH) (Ref: 20872005) where it is noted of being regional significance and of having architectural, artistic, historical and social interest. Bessborough House is also designated a landmark building in the *Cork City Development Plan 2015-2021*. There are also two protected views associated with the site (LT 14 and AR 4).

The development site is focused among the utilitarian structures associated with the Bessborough farm, located to the north of the main house. These form part of the curtilage of the original house and are, therefore, also protected, as outlined in the *Cork City Development Plan 2015-2021* (see Objective 9.38 *Curtilage and Attendant Grounds*):

*Curtilage is normally taken to be the parcel of grounds associated with the protected structure. Attendant grounds are those areas that may not be immediate to the protected structure but are associated with them. Both the curtilage and attendant grounds of a Protected Structure are included for their protection within the definition of a Protected Structure as they are defining elements of the building/structure.*

They are also recorded on the NIAH (Ref: 20872006) where they noted of being regional significance and of having architectural interest. They are described as follows:

**Description**

*Farmyard complex, built c.1880, to north of Bessborough House comprising two ranges of single- and two-storey outbuildings arranged around central yards. South yard houses stables and two-storey domestic building, north yard incorporates two-storey building, L-shaped barn and open corrugated-iron barn structure. Pitched slate roofs to south yard with dormer windows and corrugated-iron roofs to north yard. Coursed rubble stone walls with remnants of early render to walls of north buildings. Walls to south yard re-rendered in 1993. Squareheaded window openings with red brick surrounds c.2000 and replacement windows to north yard. Square-headed window openings with replacement windows to south yard. Squareheaded door openings with red brick surrounds c.2000 and replacement doors to north yard. Cut limestone piers to gateway to south yard. Extensive walled garden to north of house enclosed by coursed limestone walls, c.1880, and possibly incorporating earlier fabric dating to construction of Bessborough House, c.1760. Greenhouses constructed within garden c.1880 with three surviving.*

**Appraisal**

*A large complex of farmyard buildings constructed as part of improvements to Bessborough House and gardens carried out in the mid to late nineteenth century which originally housed a large variety of functions, including stables, dairy, barns, and accommodation for farm workers. The buildings are of a high quality of construction, as are the garden walls and glasshouses which form a significant part of this historic complex of buildings.*

The following objectives of the *Cork City Development Plan 2015-2021* are of relevance:

**Objective 9.23 Record of Protected Structures (RPS)**

*Cork City Council will maintain a Record of Protected Structures within the Cork City*

*Development Plan, which shall include structures or parts of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and which it is an objective to protect.*

**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 9.26 Historic Landscapes**

*Cork City Council will ensure the historic landscapes and gardens throughout the city are protected from inappropriate development.*

**Objective 9.28 Protection of NIAH and other structures of built heritage interest**

*The City Council as planning authority aims to protect structures of built heritage interest.*

*The “Ministerial Recommendations”, made under Section 53 of the Planning Acts, asking the City Council to protect structures will be taken into account when the City Council as planning authority is considering proposals for development that would affect the historic interest of these structures of significance.*

**Objective 9.35 Elements of the Built Heritage**

*To ensure the protection of important elements of the built heritage and their settings as appropriate.*

All development proposals potentially impacting a protected structure and ACA should have regard to the Architectural Heritage Protection, Guidelines for Planning Authorities (Department of Arts, Heritage and the Gaeltacht, 2011). These guidelines are a practical guide for those who must comply with Part IV of the Planning and Development Act 2000 regarding the protection of architectural heritage. Regarding setting, the guidelines state:

*New development both adjacent to, and at a distance from, a protected structure can affect its character and special interest and impact on it in a variety of ways... Large buildings, sometimes at a considerable distance, can alter views to or from the protected structure or ACA and thus affect their character. Proposals should not have an adverse effect on the special interest of the protected structure or the character of an ACA.*

The proposed development site is also located within an Area of High Landscape Value and a Landscape Preservation Zone. The following objectives of the *Cork City Development Plan 2015-2021* are, therefore, of relevance:

**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.*

### **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.*

Table 10.2 sets out the specific policies for Bessborough House (Ref: SE4), as follows:

- *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 Bessborough House consistent with the landscape and protected structure significance of the site.*

It also notes that 'Landscape Assets' to be protected for Bessborough House (SE4), as follows:

- J: Historic Landscapes (including monuments / historic routes)*
- G: Landmarks / Natural Features / Cultural Landscape – land forming the setting to existing landmark buildings and/or protected structures / 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*

### **Mahon LAP 2017**

(It is noted that the Mahon Local Area Plan expired on 24th March 2020 – This LAP is noted for background information only).

Section 1.7 of the Mahon LAP states that a specific development outcome is for “*a new Neighbourhood Park on the grounds of Bessboro House, providing a focus for recreational activity in Mahon and a valuable landscape asset for public benefit*”.

The proposed development site is included in the scope of this LAP and forms part of the ‘*Sub-Area 3: Bessboro House and Grounds*’, as identified in the LAP.

The LAP states the development objectives for this site as:

*The Bessboro House and grounds benefits from significant protection in the Cork City Development Plan due to the landscape value of the site. It is one of only two historic houses in Cork City with its parkland left undeveloped. Development plan objectives to protect the landscape include:*

- *Reinstate the Historic Landscape (Table 10.2, p122);*
- *Use of the grounds as a public park or private setting to the principle use of the House (Table 10.2, p122);*
- *To allow development within the immediate environs to the north of Bessboro House consistent with the landscape and protected structure significance of the site (Table 10.2, p122); and*

Objective MSA3: 'Bessboro House and Grounds' states the following:

*It is an objective of the City Council to seek to ensure that the Bessboro House and grounds is protected as a built and landscape heritage asset. The following projects will be promoted:*

- *The development of a substantial Bessboro Neighbourhood Park in the medium-to-long term within the Bessboro House Landscape Preservation Zone, including the reinstatement of the historic landscape design;*
- *To protect the trees within the Bessboro House grounds and related lands by means of a Tree Preservation Order;*
- *Maximise the potential of the landscape and ecological value of the site, including retention of trees and connecting spaces to adjacent landscape assets, such as the railway corridor and the Bessboro House grounds.*
- *Upgrading of streets and spaces to a high standard of public realm design; and*
- *To integrate the grounds into its context by means of the provision of additional connections and access points.*

## Background

A pre-application was submitted to an Bord Pleanála in September 2021. Following a tri-party meeting with the applicant, An Bord Pleanála and Cork City Council in November, an Bord Pleanála issued a *Notice of Pre-application Consultation Opinion* (December 2021), which raised several relevant issues (Item 2 (i) & (ii), as outlined below).

## Commentary on Proposals

### **ABP ITEM 2. POTENTIAL OF IMPACT TO BESSBOROUGH HOUSE AND DEMESNE**

***The Architectural Heritage Impact Assessment should be revised and supplemented to identify the full extent of works within the curtilage of the protected structure and address in particular, the following items:***

- (i) The potential impact of the development on the relationship and connection between Bessborough House, a protected structure, and its parkland / demesne setting. Regard should be had to the concerns expressed by the PA in their submission to An Bord Pleanála dated 08/10/2021 with regard to the siting of Blocks A, B and C in this regard.***

The following comments relate to the impact of the development and the issues noted regarding Blocks A, B and C:

#### *Photomontage*

The initial Conservation Officer's report dated 06/10/21, which formed part of the Council's 'Submission on Section 5 Consultation' (15/10/22), had concerns 'regarding the impact of the height and massing of buildings A, B, C and D and the massive span of the roofscape of building D from the perspective of the Protected Structure, Bessborough House.' It stated that 'The massing in general of these structures is out of character for this type of landscape particularly a Landscape Preservation Zone. ... For this reason, a photomontage illustrating the visual impact of the scale of the development from the rear of Bessborough House would be



*beneficial as the loss of significant mature trees will need to be factored in.'*

The redesign of the scheme has removed the previously named Blocks A, B and C. Instead, these blocks have been incorporated into a single larger Block C, which is located within the Landscape Preservation Zone and wraps around a surface carpark which is bounded by the historic boundary wall. The updated photomontage package does not provide a view from the rear of Bessborough House to this new Block C or Blocks D and E, so the potential impact on the character and setting of the historic landscape and the protected structure cannot be properly assessed.

View 17 taken in front of Bessborough House has now been provided and it is accepted that the proposed blocks would have a neutral impact in this view as they would not project above the roofline of the main house. However, the long-distant Views 7 and 6a show that the proposed Blocks D and E would undermine the setting of the Bessborough House and its historic landscape, as the red roofs of these structures would punctuate the tree line and create an uncomfortable backdrop that would be out of character with the historic demesne setting. These large buildings, even at a considerable distance, would alter views to the protected structure and its historic landscape, and thus affect its essential character.

### Protected Structure Curtilage and NIAH Structures

#### Boundary Walls

The Department of Housing, Local Government and Heritage's (DHLGH) *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) states under **Alterations to boundary features 13.4.4:**

*While some minor changes may be granted planning permission, the cumulative effect on the character of the... area of a series of incremental changes may not be acceptable... The style and materials of structures used to demarcate the boundaries of a protected structure, its curtilage and attendant grounds can add significantly to its character and that of the surrounding area.*

Approximately 50% of the original rubblestone wall which is the western boundary to the important complex of farm buildings would be lost by the siting of Block D. The positioning of Block C, and therefore concealing the boundary wall from the former pleasure garden, would compound the cumulative effect of severing of the associatory connection between the main house and its grounds with the farmyard complex. The concealment or loss of sections of the historic stone boundary wall would have a negative impact on the character and special interest of the protected structure and its demesne. This is relevant in the context of the Landscape Preservation Zoning, which states that the 'Landscape Assets' to be protected for Bessborough House include 'G: Landmarks/Natural Features /Cultural Landscape – land forming the setting to existing landmark buildings and/or protected structures / buildings of significance.'

#### Farmyard Buildings

The *Historic Building Record* carried out by John Cronin & Associates in February 2022 contains an architectural assessment of the farm buildings contained within the subject site. It is accepted some of the buildings are of local or record-only significance, namely buildings D, E, F and G, which have been heavily altered and/or are of modern construction. Building H, though a utilitarian barn structure, has been demonstrated to be in poor condition and its character has been undermined by modern alterations. The justification for the removal of these structures is mitigated by the conservation gain of placing the remaining significant

historic farm structures at the core of the amenity spaces, namely: Building A, the two-storey building; and Building B, the L-shaped barn. Their appropriate conservation would ensure a sustainable long-term future for these historic structures. The open space created around these historic buildings would retain the open yard function of the space. However, full details and proposals for the appropriate conservation of these structures and associated boundary walls and entrance gates have not been provided as part of the submission. These are required to demonstrate that best conservation practise of minimum intervention and maximum retention of historic fabric will be applied in the conservation and enhancement of these significant Protected and NIAH structures.

It is acknowledged that Block D and Block E have taken inspiration for their architectural design from the informal positioning of historic yard structures. While the red shallow pitched roofs evoke the agricultural aesthetic of a barn, unlike the low scale historic farm buildings, these blocks would dominate and, therefore, detract from the setting of the protected farm buildings and would be out of character with the hierarchy of historic structures within the demesne. Traditionally, barn buildings would be no more than a double height space. The tallest buildings on site are the original house and the infirmary block, which are 3-4 storeys in height and are at a comfortable distance away from the 2-storey farmyard complex. In comparison, Block E is 5 storeys, Block D is 4 storeys with a 3-storey set back adjacent to the historic 2-storey farm building, while Block C is 3 storeys. No justification has been provided that would support this overbearing height difference and the recognisable negative impact on the setting, and therefore the character and special interest, of these adjacent low-scale historic structures and the character of the protected structures as a whole.

Specifically in relation to Block C, it is unclear how effective the mature tree screen would be in hiding this block for the view at the rear of the main house. The farm complex, both the courtyard and the north yard structures, and their relationship to each other and the main house are important as unique heritage structures and are one of the few remaining intact historic demesnes within the city boundary. The proposed development to place three large housing blocks encircling the farm complex has an overbearing impact on the character and setting of these architecturally, historically and socially significant structures. Block E is 5 storeys, Block D is 4 storeys with 3-storey set back adjacent to the historic 2-storey farm building while Block C is 3-storeys. The blocks' scale is completely out of proportion with the historic farm buildings and main house.

#### Scheduling Works to Protected Structure Curtilage and NIAH buildings

DHLGH *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) states under **Development within the Curtilage of a Protected Structure 13.5.4:**

*The new development should be phased in such a way to ensure that conservation works to the protected structure are satisfactorily carried out. A reasonable and considered approach should be taken to the phasing of the development which ensures both that the protected structure is successfully conserved and the works satisfactorily completed.*

In line with best conservation practice, the scheduling of the conservation works of protected and NIAH structures and their boundary treatments should be at the forefront of the development.

### Park and Agricultural Land



OSI 25'' map of the Bessborough Demesne showing historic extent of main house, associated farm buildings, stone boundaries and landscape setting.

The 'Landscape Assets' to be protected for Bessborough House (SE4) include: '*G: Landmarks/Natural Features /Cultural Landscape – land forming the setting to existing landmark buildings and/or protected structures / buildings of significance.*' The principle of development to the immediate north of the farmyard complex is accepted. However, it is worth noting the historic map of the site (see above), which provides a clear picture of the historic setting of the Protected and NIAH structures within the historic demesne. This shows that the majority of the demesne was parkland, with more formal gardens containing paths adjacent to the main house, which were historically used for entertainment, polite sociability and leisurely retreat. The separation from the utilitarian buildings was maintained and screened by tall rubblestone boundary walls enclosing the deliberately, lower-height, farm buildings.

The proposed redesigned Block C is placed within the former pleasure gardens. It is accepted that the design and formal planting has been diminished over the centuries but this section of the former formal garden would be eroded irreversibly by the construction of Block C within the Landscape Preservation Zone. This proposed location is not considered '*consistent with the landscape and protected structure significance of the site*' (Table 10.2). View 15 has been taken from the current entrance drive and the current canopy of semi-mature trees only partly screens Block C from view. In terms of the hierarchy of spaces, the historic function of a driveway was to lead you through the parkland and then reveal the main house. As such, the presence of Block C would significantly alter and undermine the last vestiges of the approach landscape setting of the main house. Furthermore, if a view had been taken further east of the drive, within the former pleasure garden, Block C would be completely visible and it would also block views the historic boundary wall between the garden and the rear of the main house.

It is accepted that Block D would be located within the north yard which was never part of the landscape setting. The principle of development is therefore not opposed. However, as has already been stated, this would require the loss of approx. 50% of the original boundary wall running from the main entrance, which functioned as a screening the farm structures from the former pleasure garden, parkland and driveway.

It is noted the Block E, as proposed, is located within the Residential, Local Services and Institutional Use zoning which would have been the original agricultural lands associated with the demesne and not part of the parkland setting of the main house. The principle of development is, therefore, not opposed.

## **ABP ITEM 2. POTENTIAL OF IMPACT TO BESSBOROUGH HOUSE AND DEMESNE**

### ***(ii) Any works proposed to, or impacts on, the entrance avenue and the original entrance gateway to Bessborough House, including the limestone piers and cast-iron railings and gates***

The following comments relate to the impact of the development on these features:

The applicant has responded to this issue raised in the *An Bord Pleanála Opinion Response Report (Architectural Items)* by way of a redesign of the access arrangement to 'The Farm' scheme. The vehicle access for the entire scheme would be by way of the public road running to the north of the demesne, with the only vehicle access to 'The Farm' located to the southeast of Block E. Block C would now be accessed through a vehicle arch through Block D. This change to the proposals will negate the need for any upgrades/modifications to the historic gate assembly.

## **Conclusion**

Overall, it is considered that the proposed development is generally acceptable in terms of the addition of new build, apart from Block C. However, aspects of the proposals need to be considered in terms of conservation best practice. In order to facilitate appropriate development within the curtilage of the protected structure, adjacent to NIAH structures and within the vicinity and confines of the Landscape Preservation Zone, the following mitigation measures as outlined in the conditions below should be applied.

I have no objection to grant of permission, subject to the following conditions being attached. Prior to the commencement of development, the following drawings and relevant associated documents relating to the 'Meadows' application shall be submitted for written agreement showing:

1. **Block C** omitted entirely.
2. **Block D** reduced in height from 4 storeys to 3 storeys (including lowering the 3-storey section to 2 storeys). The ground-floor west elevation to be clad in a stone finish up to the height of the existing boundary wall to preserve the character of the demesne.
3. **Block E** reduced in height from 5 storeys to 4 storeys.
4. All works to the **Buildings A and B**, including boundary wall and gates, shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Housing, Local Government and Heritage. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement. All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric. The architectural detailing and materials in the new work shall be executed

to the highest standards to complement the setting of the curtilage protected structure and the historic area.

5. The conservation works to **Building A and B** and their boundary treatments including historic gates, should be undertaken first.

Reason: In the interest of protecting, conserving and enhancing the heritage of the protected structure and its curtilage structures and demesne.

A handwritten signature in black ink, appearing to read 'Carl Raftery'.

Carl Raftery

Executive Architectural Conservation Officer Cork City Council 12/05/2022

Internal Report: Infrastructure**Comhairle Cathrach Chorcaí Cork City Council**

Development Directorate

Infrastructure

**Cork City Council,  
City Hall,  
Cork,  
Ireland.**

**Tel: +353 21 4924588**

**To Development Management, Community Culture and  
Placemaking**

For the attention of **Eoin Cullinane**

RE: **Bessboro The Farm SHD**

Date **16<sup>th</sup> May 2022**

By **Email:**

**Background**

The application relates to a proposed development submitted to An Bord Pleanála for a strategic housing development comprising 140 apartment units with supporting tenant amenity facilities and ancillary site development works at Bessborough, Ballinure, Cork.

**Related Studies and other considerations****Cork Metropolitan Area Transport Study (CMATS)**

The Cork Metropolitan Area Transport Strategy 2040 (CMATS) has been developed by the National Transport agency (NTA) in collaboration with Transport Infrastructure Ireland (TII), Cork City Council and Cork County Council.

This strategy takes its lead at national level from the National Planning Framework 2040 and the National Development Plan 2018-2027 and builds on previous transport studies including Cork City Centre Movement strategy, Cork Area Strategic Plan (CASP) and the Cork Metropolitan Cycle Network Plan.

CMATS identifies the need for additional transport infrastructure to cater for access to planned development lands, provide walking and cycling linkages, access to radial public transport routes, orbital public transport provision, and the removal of some strategic traffic from Cork City Centre.

CMATS identifies the Passage Railway Greenway as the indicative route for the future light rail corridor. Transport Infrastructure Ireland (TII) is currently carrying out a route selection study to identify the preferred route. The delivery of the LRT will take a number of years to complete

## Commentary

The proposed development adjoins the Passage Railway Greenway and includes for a new cycle/pedestrian bridge over the greenway connecting into the existing greenway connection ramp at Mahon. There is a need to ensure the proposed bridge integrates safely with the present greenway and does not inhibit the development of the LRT.

## Conclusion

The Infrastructure Development Directorate has no objection to the granting of planning for the proposed development subject to the following planning conditions:

### Recommended planning conditions:

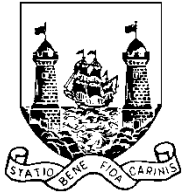
- (1) The proposed cycle/pedestrian bridge shall have a clearance height under the bridge to be a minimum of 4.9m.
- (2) No bridge piers shall encroach within 1m of the edge of the greenway surface.
- (3) The detailed design of the bridge will require to include for safe turning movements for cyclists and pedestrians between the ramp and the bridge and shall require a safety audit in that regard. Details of the safety audit and confirmation of the measures to address any items raised in the safety audit shall be provided to Cork City Council prior to development of the proposed bridge.
- (4) Measures will be required to ensure the stability of the existing access ramp during construction of the proposed bridge. Details of measures to ensure stability will be agreed with Cork City Council prior to the commencement of any works building the proposed bridge.



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### Adrian Quinn

Senior Executive Engineer  
Infrastructure Development Directorate

Internal Report: City Architect**Comhairle Cathrach Chorcaí**

Roinn Ailtire na Cathrach,  
Halla na Cathrach,  
Corcaigh.

**City Architect's Department,**  
City Hall,  
Cork.

**Cork City Council**

Lionra/Website: [www.corkcity.ie](http://www.corkcity.ie)  
R-Phost/E-mail: [city\\_architect@corkcity.ie](mailto:city_architect@corkcity.ie)

Ref: TD/ML

25<sup>th</sup> May 2022

**Re: SHD The Farm, Bessborough**

I refer to my previous report of 8<sup>th</sup> October 2021. From an urban design standpoint regarding placemaking and architectural treatment this proposal is satisfactory. However, on reflection regarding the height of the various apartment blocks, particularly in relation to the visual impact on

- the Historic Landscape and House plus
- various Conservation Charters
- Development Plan
- Cork City Urban Density, Building Heights and Tall Building Strategy

the following are the recommendations regarding height:

**Existing:****Recommended Reduction:**

<b>Block C</b>	Omitt
<b>Block D:</b> Rectangular block of 4 & 3 storey elements	4 & 3 storey elements reduced appropriately to 3 & 2 storeys
<b>Block E:</b> Rectangular block of 5 & 4 storey elements	5 & 4 storey elements reduced appropriately to 4 & 3 storeys

Tony Duggan,  
City Architect.



Internal Report: Parks Department

**Mr Eoin Cullinane**  
**A/Senior Exec Planner**  
**Planning Development.**

**24<sup>th</sup> May 2022**

**Re: Besboro SHD – The Farm**

Blocks A, B and D are situated on lands zoned Area of High Landscape Value in the Cork City Development Plan 2015 – 2021.

Block F is situated on land zoned Business and Technology in the Cork City Development Plan 2015 – 2021.

Block C is situated on land zoned Landscape Preservation in the Cork City Development Plan 2015 – 2021.

The proposals for Blocks A, B, D and F are satisfactory in the context that the proposed layout, materials, and landscaping will integrate these blocks in a seamless manner with Besboro House and adjoining buildings and therefore will be in keeping with the current zoning for these areas.

Block C, and its access road and car park are situated within part of the established woodland and is not acceptable. The encroachment will completely change the character of this sylvan setting in a negative manner. It will involve the felling of many established trees as identified on the landscape drawings and, many more will have to be removed as they will be seriously impacted by construction works, changes in ground levels and water table.

The established woodland/parkland on the site of the former Cork Heritage Park should remain intact to preserve its unique sylvan character and provide passive amenity space rich in biodiversity for residents of Blocks A, B, D and F and future residents of the South Docklands.

In the context of the above I propose that Block C and its associated access road and car park be excluded from this proposed development.

The new vehicular entrance north of blocks B and D shall also contain a pedestrian footpath to provide pedestrian access (from the north/south Besboro spine road) to the woodland/parkland west of The Farm development.

**Liam Casey**  
**Senior Parks and Landscape Officer**  
**Parks & Recreation Dept.**

Internal Report: Planning Policy

## Strategic & Economic Development Planning Policy Report

### The Farm, Bessborough, Cork

#### Site Description and context

The 5.1ha site is located in the grounds of the former Bessborough Estate which previously encompassed over 80 hectares of land. The site is located approximately 5.6kms southeast of Cork City Centre. The site is characterised by an existing area of parkland where an attractive mixture of mature trees dominate the landscape. A farm complex comprising of a farmhouse, outhouses and farmyard type buildings are in place at the eastern periphery of the site.

To the north of the site there is an existing convent in place, large areas of existing employment located to the northwest of the estate with new residential development under construction outside the site in the vicinity. To the south and west the site the historic complex of Bessborough remains along with recent additions and intact landscape features including attractive mature tree screening and meadows. To the east of the site there are open areas of land that are undeveloped.

#### Development proposal

Estuary View Enterprises 2020 Limited seeks the proposed demolition of 10 no. existing agricultural buildings/ sheds and a log cabin residential structure and construction of a “Build to Sell” strategic housing development of 140 no. residential units across 5 no. 1-5 storey Blocks including new apartment buildings (Blocks C, D, E) and the refurbishment, amalgamation and change of use and single storey extensions of 2 no. agricultural buildings for shared residential amenity use. Supporting residential facilities include a resident’s gym, workspace, lounge, function room, library, lobby, concierge and building management facilities. Building D makes provision for a creche. A new pedestrian bridge, car and cycle parking and a substation and all ancillary site works.

An Environmental Impact Assessment Report forms part of the application along with a Natura Impact Statement and Historic Building Record.

#### Policy Context

The primary policy context to this development are the following:

- National Planning Framework (NPF);
  - Southern Regional Spatial and Economic Strategy (RSES) and the Cork MASP contained therein;
  - Cork City Development Plan 2015-2021;
  - Draft Cork City Development Plan 2022-2028;
  - Cork Metropolitan Area Transport Strategy (CMATS) 2040; and
  - The Urban Development and Building Heights Guidelines (DHPLG, December 2018).
- *Current City Development Plan 2015-2021*

The subject site itself has two separate zonings that are applicable under the current Cork City Development Plan 2015-2021. The north-eastern tip of the site is located in an area zoned ‘ZO 4 Residential, Local Services and Institutional Uses’ with an ‘Area of High Landscape Value’ designation. The majority of the site however is located in an area that is zoned ‘12-Landscape Preservation Zone’ with a site-specific ‘SE4’ development objective.

Each Landscape Preservation Zone has its own specific objectives, set out in Chapter 10, Table 10.2 of the City Development Plan. The relevant objective relating to part the proposed development site is SE 4, 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 (H);
- To allow development within the immediate environs to the north of Bessborough House consistent with the landscape and protected structure significance of the site.

The following Landscape Assets to be protected for 'SE 4' ('J, G, C, B, I') are listed in Tables 10.1 and 10.2 in the City Development Plan as follows:

- J: Historic Landscapes (including monuments / historic routes)
- G: Landmarks / Natural Features / Cultural Landscape – land forming the setting to existing landmark buildings and/or protected structures / 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

Other relevant planning policy objectives relate to protected views and prospects, built heritage and archaeology.

Chapter 6 sets out development objectives for residential development. Objectives 6.1, 6.2, 6.3 and 6.8 are of particular note.

- *Draft Cork City Development Plan 2022-2028*

There are no significant alterations in terms of development objectives affecting the proposed development in the Draft Cork City Development Plan 2022-2028. The north-eastern tip of the site is proposed to be zoned 'ZO 01 Sustainable Residential Neighbourhoods' with an "Area of High Landscape Value" also assigned to this zone. The majority of the site is zoned 'ZO 18 Landscape Preservation Zone'. The text set out for the 'SE4' objective in the current 2015 Cork City Development Plan is proposed to be retained in the Draft Plan.

- *NPF*

In order to assess the feasibility of the development proposed it is necessary to establish its compatibility with the relevant NPO's. The following are of relevance to the subject application:

NPO	Proposed Development Complies with NPO	Proposed Development does not comply with NPO	Conclusion
NPO4	x		The site is currently a mixture of open fields and areas where existing farm sheds/outhouses are located and the proposed development would comply with the NPO and help create an integrated community that would allow for a high quality of life and well-being
NPO 6	x		The proposed development would comply with this NPO as the proposed development would help to rejuvenate the area as well as sustainably influence and support the

			surrounding area
NPO 27	x		The proposed development is located close by to existing bus services as well as a key and important proposed LRT line that would allow for alternatives to car use and the increase in use of public transport in the area.

- *RSES & CORK MASP*

The Southern Regional Spatial and Economic Strategy (RESES) and Cork Metropolitan Area Strategic Plan (MASP) set out a range of key regional targets that all proposed developments must comply with. With regard to mixed use residential development the following Regional Planning Objectives are relevant:

RPO 10

The proposed development will comply with the requirement to achieve compact growth.  
The proposed development will also be served by public transport and walking and cycling.

- *CMATS*

The development site is located in close proximity to city bus routes and also the proposed line of the LRT which is set out as a key requirement in the CMATS. As is highlighted below a residential development of the type of proposed that is within walking distance of existing and proposed places of employment, a proposed light rail line as well as multiple bus routes is exactly the sort of development proposal that can be facilitated at this location.

- *Density, Building Height and Tall Building*

The Cork City Urban Density, Building Height and Tall Buildings Study prepared as part of the Draft Cork City Development Plan 2022-2028 provides a useful context. The study assigns densities to different areas of the city based upon a range of suitability criteria, including access to public transport / the level of public transport service. The Blackrock and Mahon area is due to be served by a light rail transit (LRT) system in time, which more immediately in the short to medium term will be preceded by a high-quality bus network. This will imply a certain density of development is appropriate to this strategic location. Currently, those locations not on the LRT are likely to benefit from a density range of up to 100dph.

Density and Building Heights Strategy	Density					Heights			
	FAR		Dwellings Per Hectare			No. of Storeys			
	Prevailing	Target	Prevailing	Target*		Prevailing		Target	
				Lower	Upper	Lower	Upper	Lower	Upper
<b>City</b>	2.5 - 7	4+	10 - 25	100	N/A	2	5	4	8**
City Centre	2.5 - 7	4+	10 - 25	100	N/A	2	5	4	6
North Docks	0.5 - 1	3+	0 - 40	100	N/A	2	3	4	7
South Docks	0.5 - 1.5	4+	0 - 10	100	N/A	2	4	5	10**
<b>Fringe / Corridor / Centre</b>	1.0 - 3.5	2.5 - 4+	25 - 100+	50	150	2	6	4	7
City Fringe / Corridor	1.5 - 3.5	2.5 - 4.5	25 - 100	50	150	3	6	5	7
<b>Mahon</b>	0.5 - 3.5	1 - 4	10 - 40	50	120	2	5	4	6
Blackpool	0.5 - 3.0	1 - 4	0 - 40	50	120	2	5	4	6
Wilton	0.5 - 3.5	1 - 4	10 - 25	50	120	2	4	3	5

Extract from Table 11.2: Cork City Density Building Height Standards (Draft City Plan 2022-2028)

## Summary and Conclusion

From a strategic planning policy perspective, the determining issues are whether the proposed development is consistent with the specific objectives of ZO 12 Landscape Preservation Zone (SE 4) designation, specifically:

- Protection of the sites landscape assets as defined above;
- To allow development within the immediate environs to the north of Bessborough House consistent with the landscape and protected structure significance of the site;
- To reinstate Historic Landscape.

The Architectural Heritage Conservation Officer will assess the impact of the proposal on the built heritage significance of the site including the protected structure status of Bessboro House and its setting (RPS 490). The impact of the proposed development on the landscape significance of the site (J,G,C,B,I in Table 10.1 and 10.2) should be assessed by Development Management. I note that in response to the requirements to protect the sites landscape assets, the design has evolved to relocate development away from matures trees and key features within the site and does not appear to have a significant negative impact on the Landscape Assets. The proposed development would appear to impact on the ability to reinstate the historic landscape of Bessboro House. The acceptability of the proposal in this regard and the degree of harm on the historic demesne requires assessment by Development Management.

The proposed development of 140 units on a 5.13ha site represents a net density outside the lower limit of the target density in the Draft Plan. The applicant justifies this departure on the basis of the site's historic context, cultural sensitivities and its obligations to fulfil specific objectives of the ZO 12 Landscape Preservation Zoning (SE 4) that pertains to much of the subject site.

It is noted that the housing mix does not address the targets set out in the City Plan especially in terms of the provision of Studio/ 1-bed units and 3-bed units. Dwelling size mix for apartment developments is subject to the SPPR1 (Sustainable Urban Housing: Design Standards for New Apartments, March 2018). Cork City Council has prepared a Housing Need and Demand Assessment that has been integrated into the Joint Housing Strategy (Nov 2021) that sets out housing need based upon household size distribution. Therefore, the HNDA provides an evidence base that means that Cork City Council's own Housing Mix Targets can be applied to this apartment scheme. Dwelling

Size Mix targets are set out in Table 10.6 of the Draft Cork City Development Plan 2022-2028. The Application is not compliant with the Dwelling Size Mix Targets. The Statement of Material Contravention sets out a justification to depart from the Dwelling Size Mix targets derived from the HNDA.

The proposed pedestrian bridge is welcome in principle. Assessment of the nature and location of the bridge will need to be assessed by the Infrastructure Directorate, Development Management and the Tree Officer. Other matters pertaining to impacts on archaeological monuments (CO 074-077 - mid-18<sup>th</sup> century country house and CO 074-051 - associated Icehouse) and Mother and Baby Home legacy issues are addressed in the report of the City Archaeologist.

The Planning Policy section of the EIAR is deemed acceptable.

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**Karen O' Mahony**

Executive Planner

SED

05.11.22

**City Development Plan 2015-2021****Landscape Policies****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 10.2 Cork City Landscape**

To preserve Cork's unique and distinctive landscape character through the appropriate management and enhancement of Key Landscape Assets, (as set out in Table 10.1).

**Objective 10.3 Cork City Landscape Structure Plan**

To preserve and enhance Cork's landscape and where appropriate, to increase access to and utilise the landscape for recreational purposes through the implementation of the Landscape Structure Plan.

**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.

**Landscape Preservation Zones**

- 10.20 Landscape Preservation Zones (LPZs) are areas in need of special protection as their character and amenity value is considered to be to highly sensitive to development and as such have limited or no development potential. Typically the landscape character of LPZs combines distinctive landscape assets such as topography / slope, tree cover, setting to historic structures / other types of open spaces and other landscape assets.
- 10.21 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.

**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.

Table 10.2 Schedule of Objectives applying to Landscape Preservation Zones

Ref	Landscape Preservation Zone (general name)	Landscape Assets to be protected (table 10.1)	Site Specific Objectives
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**South-East**

SE4	Bessboro House	J,G,C,B,I	<ul style="list-style-type: none"> <li>• To reinstate Historic Landscape;</li> <li>• To seek use of grounds as a Neighbourhood Park in context of local area plan (H);</li> <li>• To allow development within the immediate environs to the north of Bessboro House consistent with the landscape and protected structure significance of the site.</li> </ul>
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**Objective 6.1 Residential Strategic Objectives**

- a. To encourage the development of sustainable residential neighbourhoods;
- b. To provide a variety of sites for housing to meet the various needs of different sections of the population;
- c. To continue to work with the Approved Housing Bodies and to actively engage with all key stakeholders in the provision of housing;
- d. To continue to regenerate and maintain existing housing;
- e. To encourage the use of derelict or underused land and buildings to assist in their regeneration;
- f. To promote high standards of design, energy efficiency, estate layout and landscaping in all new housing developments;
- g. To protect and, where necessary, enhance the amenities and the environment of existing residential areas.

**Objective 6.2 Housing Policies**

To have regard to National, Regional and Local housing policy documents including the *Joint Housing Strategy for Cork Planning Authorities*.

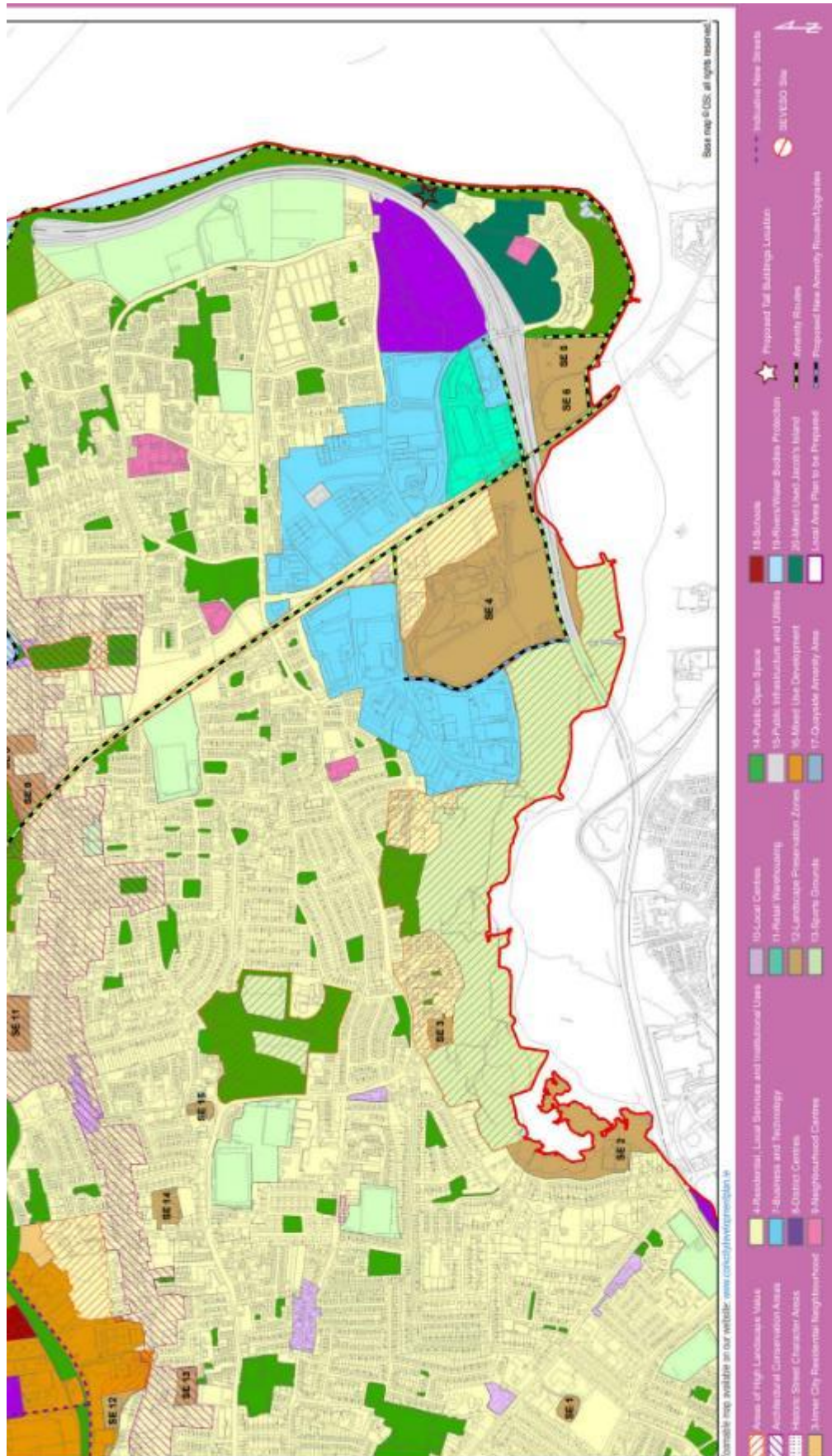
**Objective 6.3 Social Housing under Part V**

To require that 14% of units on all land zoned for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social housing and specialised housing needs. Each application subject to Part V requirements will be considered on an individual basis to the prior agreement of the Local Authority.

**Objective 6.8 Housing Mix**

To encourage the establishment of sustainable residential communities by ensuring a mix of housing and apartment types, sizes and tenures is provided. Planning applications for multiple housing units shall submit a Statement of Housing Mix detailing the proposed mix and why it is considered appropriate. The needs of special groups such as the elderly and disabled shall also be considered as part of this process.





Internal Report: Archaeology

Archaeology Response <b>SHD 'The Farm, Ballinure, Mahon, Cork City</b>	Cork City Council  Strategic and Economic Development
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Refer to Pre-planning Opinion, dated 07/10/2021, for detailed discussion.

The proposed SHD site at 'The Faram' Bessboro is situated in lands which formed part of the demesne associated with Bessborough House. The Bessborough Estate/landholding has two structures listed in the Record of Monuments and Places (RMP) - Bessborough House (CO074-077---) and associated Icehouse (CO074-051---).

Objective 9.16 of the Cork City Development Plan 2015-2021 states that *Outside the Zone of Zone of Archaeological Potential of a Recorded Monument (RMP), where in the opinion of the City Council a development involves major ground disturbance; archaeological conditions may be applied particularly in the vicinity of known monuments.*

Any proposed largescale development within the area which formed the original Bessborough demesne landscape is subject to archaeological assessment.

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**ElAR Response**

An Environmental Impact Assessment Report was submitted with the application. The Cultural Heritage section (Chapter 10) was prepared by John Cronin, John Cronin and Associates, Consultant Archaeologists. The chapter assesses both the tangible (archaeological and architectural heritage) and the intangible (history, traditions etc) heritage. In my review of the ElAR I focused on the archaeological heritage and the Mother and Baby Home 'Legacy'.

The historic and cartographic detail is well researched. In addition, a building record survey has been prepared.

The Mother and Baby Home 'Legacy' has also been addressed in the ElAR. The applicant engaged with the Cork Survivors and Supporters Alliance (CSSA) and the potential sensitivities of the site have been addressed in consultation with the group. Based on the CSSA understanding of the overall site from cartographic evidence, and ABP's decision on the adjacent site the applicant has concluded that there is no evidence to suggest that the proposed development site contains any burials associated with former Mother and Baby Home.

The mitigation proposed to address the potential for unrecorded burials has been well considered and researched. The method statement provided by the forensic archaeologist Aidan Harte is provided in Appendix 10.4. The proposed strategy and oversight proposals are deemed best practice in forensic recording and certainly acknowledge that in the event

of burials been uncovered appropriate necessary procedures and oversight will be maintained.

Having read the relevant sections of Chapter 10 of the EIAR submitted, I make the following assessment:

I am satisfied that the EIAR has addressed the archaeological impact of the proposed development. The response to the below ground archaeological resource is adequately assessed also. The mitigation measures proposed for the **archaeological resource** are considered acceptable.

The forensic monitoring of ground works for the purposes of locating Mother and Baby Home era burials, while outside the scope of Section 26 of the National Monuments Acts, has been methodically researched and a detailed strategy proposed by a suitably qualified and experienced forensic archaeologist.

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I have no **archaeological** objection, in principle, to the proposed SHD at 'The Farm' Bessboro, Ballinure. The impact of the proposed development site on possible sub-surface archaeological remains is considered low and in the event of a grant of planning appropriate mitigation is recommended.

### **Recommendation**

The following condition is recommended in the event of a grant of planning:

- 1. No construction or site preparation work may be carried out on the site until all archaeological requirements of the City Archaeologist are complied with.*
- 2. The developer shall retain a suitably qualified archaeologist to carry out licenced archaeological monitoring of the topsoil stripping and construction of the sewer connection located to the west of the site.*
- 3. In the event of archaeological features being located, the archaeologist shall immediately contact the City Archaeologist who shall determine the further archaeological resolution of the site. Further, it is obligatory under the National Monuments Amendment Act 2000 that such is brought to the attention of the National Monuments Service and the National Museum of Ireland.*
- 4. The City Archaeologist and the National Monuments Service shall be furnished with a report describing the results of site inspections.*

### **Reason:**

*In the interest of preserving, or preserving by record, archaeological material likely to be damaged or destroyed during development.*

I would note that investigation for Mother and Baby Home era burials is beyond the scope of archaeology and the City Archaeologist therefore does not have the authority to recommend archaeological investigation, under Section 26 of National Monuments Acts, for the purposes of tracing burial grounds and human remains. The monitoring of ground works

by a forensic archaeologist at 'The Farm' site, has been methodically researched and while outside the scope of National Monuments Act Section 26 archaeology, should be considered. In so doing clarification must be sought on the planning and legal requirements of enforcing such a planning condition.

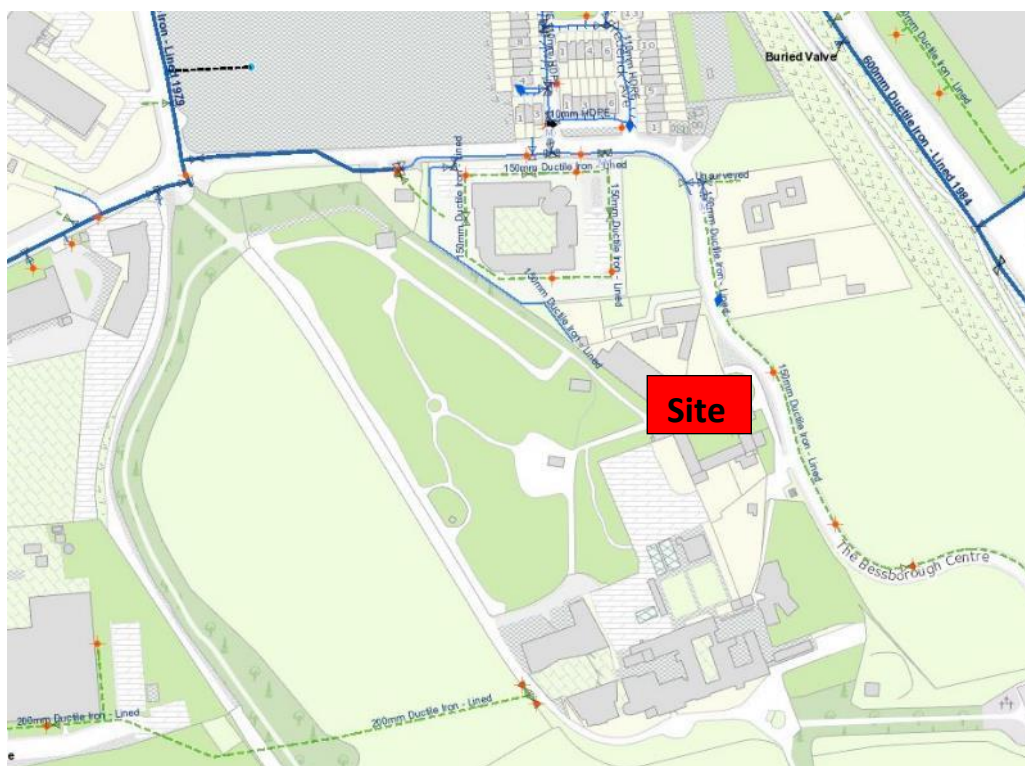


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Ciara Brett MA MIAI  
City Archaeologist  
09/05/2022

Internal Report: Water Services**Zones:** Mahon Trunk**Date:** 12<sup>th</sup> May 2022**Summary position:**

The proposed development provides for the demolition of 10 no. existing agricultural buildings /sheds and log cabin residential structure and the construction of a residential development of 140 no. residential apartment units over 2 no. retained and repurposed farmyard buildings (A & B) with single storey extension and 3 no. new blocks of 3-5 storeys in height, with supporting resident amenity facilities, crèche, and all ancillary site development works. The proposed development includes 140 no. apartments to be provided as follows: Block C (9 no. 1-bedroom and 25 no. 2-bedroom over 3 storeys), Block D (34 no. 1- bedroom & 24 no. 2-bedroom over 3-4 storeys), Block E (27 no. 1-bedroom, 20 no. 2-bedroom & 1 no. 3-bedroom over 4-5 storeys). It is proposed to use retained Block A and Block B for resident amenities which include home workspace, library, lounge and function space.

**Figure1 : Existing Watermain Layout****Date:** 04th October 2021

The proposed connection point is off 300mm at the entrance gate.



Water supply within the development will be served by a network of 150mm, watermains and each block will have its own cold water storage tank/ booster. Fire hydrants shall be provided such that each building will be within 46m of a hydrant and these hydrants will be fully accessible to the fire service. A bulk water meter will be provided at the connection to the site. The supply arrangements will be carried out to the requirements of Irish Water. The overall watermain installation will be designed and constructed in accordance with Irish Water's Code of Practice for Water Infrastructure and will be subject to detailed agreement with Irish Water by way of a Statement of Design Acceptance when final development layouts and infrastructure design is being completed. To ensure security of supply the proposed watermain shall be connected into the existing network at a minimum of two locations agreed with Irish Water and their Local Authority Agents.

Figure 2: Proposed Watermain Layout



**The following water conditions are to apply:**

1. Where the applicant/developer proposes to connect to a public water/wastewater network operated by IW, the applicant/developer must sign a connection agreement with IW prior to the commencement of the proposed development on site. The applicant/ developer must adhere to the standards and conditions set out in that agreement.
2. In the interest of Public Health and Environmental Sustainability, IW Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the IW Capital Investment Programme.

3. There appears to be a 300m water main running through the Northwest corner of the site. The existing watermain should be located and marked on the ground before any works commences on site. A drawing shall be submitted showing the location of the existing water main with meters, valves and other fittings, also showing any existing wayleave over the main shall be submitted to Cork City Council Water Department before work commences.

If a wayleave is required, the following condition shall apply.

A wayleave over the existing 300mm watermain shall be ceded by the developer to Irish Water. No structure shall be constructed within minimum distance as set out by the IW Code of Practice for Water Infrastructure. No planting to be carried out in the wayleave area. The applicant shall be responsible for the protection of the watermain during the works.

4. Drawing to be submitted at connection application stage following discussion with the City Council water staff, on behalf of Irish Water, to show a distribution network associated with this development it should also indicate any existing watermains supplying the site or passing through the site. The drawing should also show the existing supply disconnections associated with this site.
5. The development shall have a metered water supply at the points to the public network. The metering arrangements shall be agreed with Irish Water metering Section prior to commencement.
6. The applicant shall obtain pressure and flow tests on the water network to facilitate the network design and provide to Cork City Council / IW.
7. Other underground services, e.g., telephone lines, E.S.B. cables, gas mains, may be near the proposed mains. The applicant/developer shall make the appropriate inquiries to identify and locate any such services to avoid any possible damage thereto, ensure separation distances, the liability for which would rest with the applicant/developer.
8. All diversions shall be agreed be prior to work commencing on site.
9. It should be noted that IW may, at its discretion, adjust the pressure in its network as it sees fit for operational reasons. The proposed design should consider any future changes that could affect the network pressure, e.g., provision for internal pumping to compensate for any drop in pressure that may occur. A minimum pressure of 15m shall be provided at the curtilage of the site. The water supply to this development may therefore require pressure boosting. This shall be determined by the applicants / owner's consultants and shall be made known to IW at Design Submission and Connection Application stage for review. Refer section 3.13 of the IW Code of Practice for Water Infrastructure.

10. Each apartment shall have an individual 25mm water supply, taken from a manifold chamber. The manifold chamber shall be located on the footpath outside the building as close to property boundary as possible.
11. All work shall comply with IW Connection and Developer Services Standard Details and IW Code of Practice for Water Infrastructure.
12. Refer to Section 3.4 of the IW Code of Practice for Water Infrastructure regarding tree / shrub landscaping.
13. Notifications of any period of disruption of supply of water services to the general public/other businesses are the responsibility of the contractor.
14. Any redundant water services shall be traced back to the public main and blanked off at the applicant/developer's expense. This work must be covered by an IW connection agreement.
15. Any existing lead services pipes to the site shall be traced back to the public main and blanked off at the applicant/developer's expense. This work must be covered by an IW connection agreement.
16. Before any branch connection work is carried out the proposed water main must be:
  - a. pressured tested.
  - b. disinfected.in accordance with Irish Water Standards and the results submitted to IW for approval prior to the connection been made.
17. The bacteriological test results must also be submitted to IW for approval prior to the connection been made.
18. As constructed drawings of the site clearly showing the new, existing and decommissioned main and fittings etc. with surrounding features shall be submitted to the Water Distribution Section of Cork City Council (Agents to IW) prior to the connection of the development. The drawings shall be in both digital {AutoCAD} and paper format to National Grid Co-ordinates. The records shall be provided to the satisfaction of the Water Distribution Section of Cork City Council.
19. File to be referred to the Chief Fire Officer to determine the fire hydrants and any other firefighting requirements required.

Rory Lucey,  
Chief Technician,  
Water Services



Internal Report: Chief Fire Officer

Re: Full planning application to An Bord Pleanála for a proposed residential development (SHD) comprising of the construction of a residential development of 140 no. residential apartment units with supporting tenant amenity facilities, creche, and all ancillary site development works at Bessborough, Ballinure, Blackrock, Cork.

Dear Eoin,

I refer to the above application to An Bord Pleanála under the Strategic Housing Development Scheme.

While it is recognised that from a fire safety perspective the planning application does not give sufficient detail for any in-depth analysis, the drawings submitted do however give rise for concern with respect to the following:

- It is noted that the internal layout of the apartments is that of open plan flat design. In this regard the open plan flats shall be designed in accordance Section 1.6 of Technical Guidance Document Part B.
- Dead end corridors in excess of 7.5m measured from the furthest entrance door of a flat to the protected stair or lobby door, are only permitted if every apartment on that storey is fitted with a sprinkler system. However, the permitted length of a dead-end corridor with the provision of a sprinkler system is a maximum of 15m.

In this regard, Cork City Fire Department requires the provision of a sprinkler system throughout the building in accordance with BS 9251 :2014, as referenced in Section 1.8 of Technical Guidance Document Part B 2020.

- Cork City Fire Department requires vehicle access to be provided in accordance with Section 5.2 of Technical Guidance Document B.

Cork City Fire Department would welcome consultation prior to the Fire Safety Certification application stage. If you require further assistance on any matter outlined above, you may contact;

Patrick Horgan, Executive Fire Prevention Officer on (021) 4912963.

Yours faithfully,



**John Ryan,**  
**CHIEF FIRE OFFICER.**

10/05/2022