

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA
LDG- 087085-26
ACP- _____
23 MAR 2026
Fee: € 3000 Type: Chg
Time: 14:07 By: Mand

21st March 2026

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Accreditations

ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: Cork City Council Reference No: 25/44442
Large Scale Residential Development (LRD). 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: 70 no. 1-bedroom, 12 no. 2-bedroom (3 person), 57 no. 2-bedroom (4 person) and 1 no. 3-bedroom. Block A and Block B will be retained for resident amenities. 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. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490). At Bessborough, Ballinure, Blackrock, Cork.

Dear Sir/Madam,

We act on behalf of Estuary View Enterprises 2020 Limited, with a registered address of Glandore, 3rd Floor, City Quarter, Lapp's Quay Cork, and wish to appeal Conditions No. 3 and 4 of Cork City Council's decision, dated 24th February 2026, to grant planning permission for the above-reference application for what is known as the Farm LRD, Bessboro Estate. We enclose the prescribed fee of €3,000.

While the Applicants welcome the decision of Cork City Council to grant planning permission for the proposed development, the omission of Block C under Condition No. 3 and removal of a floor

in Block E under Condition No. 4 provides for a significant reduction in units in the scheme, with a corresponding impact on commercial viability.

The Commission will note that The Farm development, as proposed under the subject application, is effectively equivalent to the SHD design which An Coimisiún Pleanála deemed to be wholly appropriate under reference ABP-313206-22. On that basis, we respectfully consider that the Council's decision is somewhat unusual, insofar that it does not have regard to the very recent and firmly established precedent in relation to design matters on the subject lands.

01. Background Context

As set out in the application documentation, on July 23rd, 2025 An Coimisiún Pleanála (ACP) decided to refuse permission for the proposed 140 no. unit application known as The Farm (ABP-313206-22) for one reason only related to a housing mix policy, which did not exist at the time of the preparation of that Strategic Housing Development (SHD) application. On full review of the file, the Commission ultimately took a view that the unit mix proposed did not meet the target levels set out under Table 11.8 the Cork City Development Plan 2022-2028 quantum of studio units.

Addressing of Previous Refusal Reason

Notwithstanding the applicant's frustration with the refusal grounds, given the application was lodged and due for decision before the 2022 Cork City Development Plan came into force, the recently published Design Standards for Apartments, Guidelines for Planning Authorities (2025) provide clarity on the issue of housing mix. Section 3.2 of these Guidelines specifies the following in relation to housing mix:

'In the context of sustainably increasing housing supply, targeting a greater proportion of urban housing development and the broader housing choices enabled by the SRDCSGs, restrictions in statutory plans relating to mix within apartment developments, are not warranted other than in specific circumstances.'

In addition, Specific Planning Policy Requirement (SPPR) 1, which takes precedence over all policy guidance in individual Development Plans, has been added and specifies the following:

Specific Planning Policy Requirement 1

- (A) With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms.**
 - (B) Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.**
-

The provisions of SPPR 1(B) apply to the proposed development. Based on the introduction of the Design Standards for Apartments, Guidelines for Planning Authorities (2025) the issue the Commission previously had with housing mix is no longer applicable. This has been corroborated by Cork City Council in their recent assessment of the subject LRD application, whereby it was objectively concluded that:

"Noting the above Design Standards Guidelines, it is considered that the proposed housing mix is acceptable in the context of SPPR 1".

It follows the single grounds related to the previous refusal of planning permission on the subject lands has been addressed, as acknowledged by Cork City Council.

Suitability of Previous Design

As the competent authority during the SHD process, An Coimisiún Pleanála coordinated the planning file, chaired the tripartite meeting, and considered the views of the Applicant and Cork City Council on the proposed design. While the Commission refused the previous proposed development for the sole reason highlighted above, their decision and direction indicated that there was nothing else that would preclude a grant of permission in the subject case.

In assessing the design and layout strategy of The Farm the Inspector at Section 10.7.7 of his report noted:

- The proposed development provides a satisfactory design strategy in terms of overall design and layout, public realm and open space.

¹ Section 19.9 of the Planner's Report. Section 7 of the submitted Planning Statement with the application includes a Statement on Housing Mix.

- The proposal in conjunction with other phases of development provides for a high degree of accessibility to a large area of recreation/amenity space to the benefit of the wider area with the provision of a number of access points to allow access from the north, east and west.
- The architectural spaces located within, and adjacent the proposed and existing structures are well defined, sufficiently enclosed and use good quality materials and landscaping.

In assessing the City Council's recommended omission of Block C, the Inspector at Section 10.8.11 of his report noted:

'I would be of the view that this Block would have a limited impact on the historic parkland setting of the protected structure given it is located to the north of the existing protected structure and adjacent existing structures. The proposal has limited impact in terms of footprint on the parklands area to the west and I consider that an appropriate balance is struck between the providing for an efficient level of development while respecting the architectural heritage value of the Bessbough House and its historical curtilage'.

Further, the Inspector did not agree with the assessment of Cork City Council that Blocks D² and E should be reduced by one storey and in conclusions noted:

'the proposal provides for a development that is acceptable in terms of scale, design and layout with adequate regard had to the impact of such on the setting of the existing protected structure and its overall historic landscape. The proposal would have positive visual impact and is of acceptable quality in terms of architectural character and materiality. The CE Report recommendation for amendment is noted, however I am of the view that the proposal is acceptable in the form it has been submitted'.

Based on the above, the scale, density and height of the development proposed at 'The Farm' was considered wholly appropriate by the Commission.

Given that the proposed LRD relates to an equivalent design which the Commission have already, and very recently, deemed suitable, we respectfully submit that applied Conditions Nos. 3 and 4 are not warranted and should be omitted. The rationale for this request is set out in detail in this appeal, including supporting statement by ShipseyBarry Architects.

It is evident from a review of the Council reporting that there are still differing opinions within the local planning authority in respect of the proposed development. For example, the Park's Department continue to say that Block C should be relocated further into the parkland. Going back, buildings were taken out of that area at the request of the Architect's Department, who advised on the need for the creation of strong urban edge onto the park. That is what is achieved by the proposed development, which we feel strongly strikes an appropriate balance on key design and planning matters.

² The Council did not include a condition requiring the omission of a floor from Block D as part of the subject notification to grant permission.

02. Applied Conditions

The Applicant is appealing the imposition of applied Conditions Nos. 3 and 4 of Cork City Council's Notification to Grant. For ease of reference, the conditions are detailed as follows:

Condition No. 3

'Block C shall be omitted, and its associated access road and car parking. Full details, including site layout and site sectional drawings, shall be submitted to, and agreed in writing with, the Planning Authority prior to development commencing to demonstrate the omission of Block C

***Reason:** In the interests of protecting and conserving the heritage of the protected structure and its curtilage structures and demesne'.*

Condition No. 4

'The fifth storey element of Block E shall be omitted, resulting in Block E being four storeys in height. Full details, including site layout and site sectional drawings, shall be submitted to, and agreed in writing with, the Planning Authority prior to development commencing to demonstrate the omission of the fifth floor of Block E.

***Reason:** In the interests of protecting and conserving the heritage of the protected structure and its curtilage structures and demesne'.*

03. Grounds of Appeal

The key grounds of appeal are as follows:

- It has been demonstrated through the subject planning application process that Block C will not have an impact on the protected structure of Bessborough House, its curtilage or wider demesne setting. The design approach to Block C is landscape-led and does not detract in any negative way from the setting of Bessborough House. Block C will contribute to positive place-making in the proposed development, functioning as an appropriate edge treatment to the parkland in terms of height and architectural expression. No significant heritage or environmental impacts have been identified arising from the design.
- It has been demonstrated through the planning application that the height of Block E is appropriate to its local context. The scale of this block was subject to careful modelling and testing. The design is of high quality and will not detract in any negative way from the protected structure of Bessborough House, its curtilage or wider demesne setting. No significant heritage or environmental impacts have been identified arising from the design.
- An Coimisiún Pleanála have recently determined that the design of Block C and Block E as presented in the application is appropriate and can be permitted. This independent and favourable assessment of the design by both the inspector and Commissioners under

reference ABP-313206-22 is a material consideration in the final determination of the subject application.

04. Appeal Justification

4.1 Compliance with Planning Policy

By way of introduction, we wish to highlight again that there is no issue in respect of principle of development on the subject site. The submitted Planning Statement and Response to LRD Opinion Report sets out the land use zoning context for the subject site and how the proposed development complies in full with same. The majority of the subject site is within the ZO 17 'Landscape Preservation Zone' specifically referenced in Table 6.9 of the CDP as 'SE 4 – Bessborough House'. The site specific objectives include:

- To allow development within the immediate environs to the north of Bessboro House consistent with the landscape and protected structure significance of the site.

The principle of the proposed development has been established in relation to the previous SHD application (ABP-313206-22) about which the ACP Inspector stated:

'I am satisfied that the proposal does comply with the site-specific objectives outlined under Table 16.9.... I am satisfied that the proposed development would be acceptable in the context of land use zoning policy.'

The Planning Authority has consistently supported development on these lands, with infrastructure including an access road and services to facilitate the further development of estate lands to the north and east being granted planning permission under reference TP 03/27028. These sites were subsequently marketed as 'serviced industrial / employment sites'. The north-east portion of the subject site was identified as one of these serviced sites suitable for future development.

This support was reiterated in the Cork City Council Chief Executive's Report in relation to the recently refused SHD application on-site (ABP-313206-22) in which they recommended that permission should be granted subject to conditions. This support is retained under the subject LRD application, whereby it is considered that the principle of development complies with the zoning objectives of the Cork City Development Plan 2022-2028.

"Having regard to the zoning of the site and the policies set out in the City Development Plan, the National Planning Framework and the Ministerial Guidance, the principle of the development is supported by the Planning Authority".

and

"The proposed development accords with the zoning objectives for the site and accords with the general strategic development objectives of the Cork City Development Plan, and national planning guidance and is acceptable in principle"³.

A review of the internal reporting of the Council related to the subject application confirms they are satisfied that the proposed development is not contrary to any policy provisions in the Cork City Development Plan 2022-2028. Based on the text in the internal reports, the decision to apply Conditions Nos. 3 and 4 relate to subjective parks and conservation assessment elements only. The Council's reporting also clearly acknowledges the wider policy benefits of the proposed development:

"The proposed development is supported in strategic terms and is compliant with the aims of Project Ireland 2040, the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) which envisages a population growth target of 75,000 for Cork City and Suburbs to 2031. These National documents set ambitious population targets for Cork with an increase of between 105,000 and 125,000 thousand in the city and suburbs envisaged by 2040. National Policy Objectives 2A and 3B respectively state that "a target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs" and "at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints"⁴.

The above views are underpinned by the sustainability of the Mahon area. As set out in the submitted Planning Statement, the immediate area is set to benefit from the delivery of a number of emerging large-scale transport infrastructure projects for the area which will result in significant accessibility enhancements. These include public transport and active travel infrastructure improvements as planned in the Cork BusConnects project and the Cork Luas. In addition to public transport enhancements both will also significantly enhance the existing public and active travel provision. These game changers in terms of Mahon's accessibility are acknowledged in the Two Year Progress Report for the Cork City Development Plan 2022-2028 in which Mahon is identified as a short-medium term 'Transport Orientated Development Strategic Area'.

Based on the above, there are no policy impediments to a full grant of planning permission on the subject site, rather its development is supported by significant local, regional and national planning policy, as acknowledged by Cork City Council. The following sections address specific commentary in the Council's reporting related to omission of Block C and a floor from Block E.

4.2 Block C

Based on a review of the internal reporting of the Council on the application, the decision to omit Block C from the notification to grant is based principally on the reporting of the conservation and parks sections in the Council.

³ Extracts from Senior Planner's Report on file.

⁴ Extract from Section 19.1 of Planner's Report.

The Parks Section of the Council state it is a long held “council objective that 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 any residential development site , and for future residents of the locality”. It is submitted that the proposed encroachment will change the character of this sylvan setting in a negative manner and will involve the felling of many established trees. It should be noted the position of the Parks Section is unchanged from that expressed under the SHD application on-site (ABP-313206-22), which the Commission objectively considered did not constitute appropriate justification to omit Block C.

It is notable that the Parks Section does not comment on the Applicant rationale for the inclusion of Block C in the scheme, including detail contained in the Response to LRD Opinion Report. As set out in the application reporting, a landscape-led approach has been taken to the planned development of these lands. This has been shaped by a forensic assessment of the historic landscape context and reinstatement opportunities presented by the proposed development. The proposed development will contribute to the reinstatement of the historic landscape through a number of focused measures including removing modern structures, reinstatement historical paths, and re-wilding large areas of the park to create wild meadow and rough grass with mowed routes along desire lines rather than hard standing which is a recent intervention. The pattern and scale of The Park layout respects the key distinguishing features in the historical assessment, namely the woodland buffer to the north and walled garden and historic buildings to the south. As set out in the Landscape Design Rationale Report, the existing tree planting in the area of Block C is principally a modern intervention. The original trees at this location were removed over the last 2-3 decades. The vast majority of existing trees are Eucalyptus and Sycamore trees (Refer to the Arboricultural Impact Assessment drawings and report). Of the total 49 trees to be removed across the application, only 16 are native trees, of which 3 no. are Category A in terms of quality. Mitigation for this loss, includes the planting of 116 No. new semi-mature trees, which taken alongside the above referenced focused measures to reinstate the historic landscape, will have sizable benefits. We respectfully submit that it cannot be reasonably concluded that the proposed Block C will impact the sylvan character setting in this case. The proposed Parkland Management Strategy includes a clear plan on how the parkland will be proactively managed over the next 20-years.

Somewhat unusually, the Parks Section report continues with the assertion made at LRD Opinion stage that “the footprint for Block C and its associated carpark should be incorporated into the proposed Public Park”. The Applicant submits that this represents a potentially greater intervention in the historic landscape than that proposed.

The Biodiversity Report, also produced by an officer in the Parks Section of the Council states generally that permission is recommended with the exclusion of Block C with reference to Green and Blue Infrastructure, Open Space and Biodiveristy provisions in the Development Plan. The report references some general clauses, but provides no justification for these references having regard to the proposed development, including submitted application reporting. The primary referenced clause states that planning applications must demonstrate there is no adverse impact on landscape assets by means of a landscape design statement and visual impact assessment. It

is not clear if the submitted reporting has been reviewed, insofar that a detailed rationale for landscape removal and reinstatement consistent with historic landscape fabric has been submitted, as well as a Landscape and Visual Impact Assessment. The significant landscape benefits of the project have been clearly set out and justified. Elsewhere, it is implied that the proposed development might impact biodiversity and natural heritage value. Again, no rationale for such a view is put forward. Alongside the Landscape Design Rationale, the application is also supported by a suite of ecological and arboriculture reporting. The strategy in relation to tree removal and compensatory planting is set out in detail. The removal has been minimised, relates principally to non-native modern trees, with retention of higher quality species. The proposals include significant planting to mitigate losses, as well as focused biodiversity measures and a woodland management strategy to ensure the continual health and renewal of this important landscape and heritage setting. We submit that the proposed approach complies in full with strategic objectives to foster and positively develop green infrastructure in Cork City. Alongside the provision of much needed new homes, the proposed development will function as an integrated vibrant green lung for the wider Mahon community, complete with high quality parkland amenity.

As set out in the application, and supporting architectural appeal statement, the location of Block C was directly informed by feedback and engagement with the previous City Architect at the Tripartite stage of the SHD process. He commended the quality design approach and asked that previous Blocks A and B be reconfigured to form an edge to the parkland. Based on the written feedback and subsequent discussions, the revised approach to Block C was developed to direct response to feedback obtained. Block C plays a critical role in supervision and activation of the 6 acres of public land offered in the application.

A key conservation criticism of the scheme is the opinion that the presence of Block C would alter the last vestiges of the approach and reveal to the main house. The reading of the main structure as per 1841 Map clearly shows the reveal of the main house after passing through the main avenue to the north and on arrival from the west at the forecourt. The design and siting of building C does not alter the experience as read from this map and a significant tree line is maintained as visual cover to mitigate any visual sensitivity. As illustrated in the Architectural Design Statement, the approach today to the main house is an experience of open landscape to the West and a heavy treelined approach to the east side of the avenue. It is objectively considered that the proposed design approach does not alter the approach landscape-setting of the main house. This clear rationale was presented in the submitted application and is not commented upon by the Council.

Ultimately, the Conservation Officer retains a general view that the location of Block C undermines and impacts the setting of Bessborough House. Based on an objective review of proposed design in the context of the protected structure, the Applicant respectfully submits that this is not a rational conclusion. As per the submitted Historic Landscape Assessment, the original design of Bessborough House was developed to present itself / experience it from the South where the building presents in a dominant elevated manner overlooking the lower parkland area directly to the South. This prominence and scale is protected with the current proposals located significantly to the rear/north (as allowed under the land use zoning) and not impacting this experience. The architectural diagrams submitted display this significant distance from the house itself. It also confirms that mature trees will be retained between the house and Block C. On the ground, it is very evident that significant later building extensions around Bessborough House have altered and compete with the hierarchy of the main house. The proposed design complements the courtyard scale beyond this and will not result in any significant or negative impact on Bessborough House.

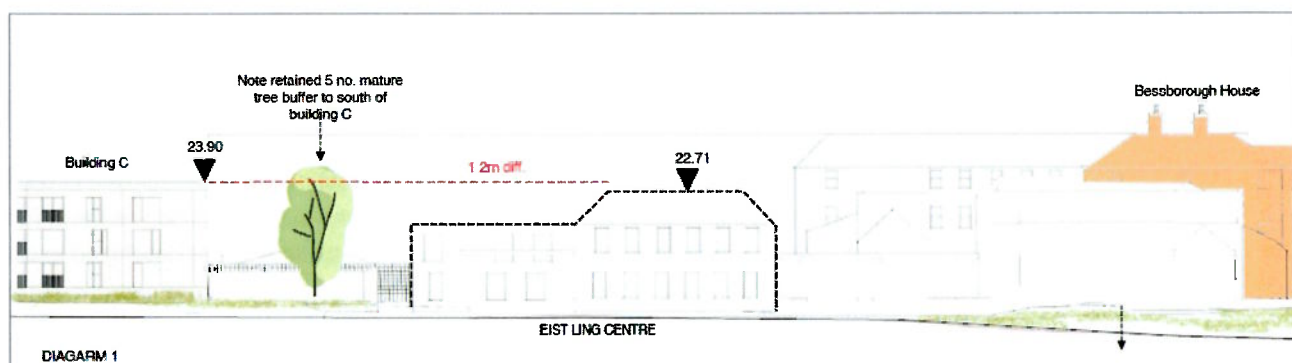


Figure 01: Relationship between Block C and Bessborough House

Addressing the Council's expressed same views under the SHD application (reference 313206-22), the Commission confirmed the design approach to Block C to be appropriate in the setting:

"I am satisfied the overall scale and layout of the proposal has adequate regard to the setting of the existing protected structure and that the development proposed in this application would not have a detrimental impact on the character and setting of such and provides for a design that would be a positive addition on these lands and entails reuse of existing structures associated with the protected structure".

Commenting further on Block C, the inspector noted again that:

"I would be of the view that this Block would have a limited impact on the historic parkland setting of the protected structure given it is located to the north of the existing protected structure and adjacent existing structures. The proposal has limited impact in terms of footprint on the parklands area to the west and I consider that an appropriate balance is struck between the providing for an efficient level of development while respecting the architectural heritage value of the Bessbough House and its historical curtilage".

Based on the foregoing, a sensitive approach has been taken to the design and placement of Block C. Its location was previously shaped by feedback from the City Architect's Department. It has been demonstrated that it will not result in any significant or negative impacts on the parkland or setting of Bessborough House, and the Commission has very recently and clearly adjudicated on this. It follows that it is not reasonable to impose Condition No. 3.

4.3 Block E

The Council reporting acknowledges that the location of Block E would have been on original agricultural lands, not part of the parkland setting of the main house. This was also recognised by the Commission inspector under the previous SHD application:

"The highest block, Block E, which is also modulated in height being part four and five storeys is located further from the protected structure on an infill site between the modern".

As such, the direction to remove a flood from the block is framed around the hierarchy of spaces and perceived view that main Bessborough House will be impacted by what represents a nominal increase in height of Block E at a remove from the protected structure itself. The primary statement in the Council Conservation Report is the view that the Block "would be completely out of proportion with the historic farm buildings and main house". The submitted site sections are presented as evidence for this, but this statement is not contextualised (how exactly is the impact demonstrable etc). We strongly disagree with this view. The presented site sections do not demonstrate that there is any impact with buildings of heritage value.

At an early design stage, careful consideration was given to a threshold height of Block E that would not negatively impact the site at large. Through 3D modelling and testing of scales and given the distance from the main house, it is proposed that the current scale of Building is suitable given its setting to the rear of the site, its forming of an entrance way to the new public parklands and its composition in scale break-up. As set out in the submitted Architectural Design Statement, the design of the development and the proposal is set in a sequence of spatial experiences, transitions, gateways and nodes across the estate. Two-dimensional representation within the drawings does not give a sense of the spatial relationships and hierarchy as experienced. The reference sections SE, S1 & S2 in two-dimensional representation while accurate do not give a sense of the proximities and distances experienced when assessed in the real life three-dimensional setting. The submitted diagrams further illustrate this effect for the Commission's further consideration. Building E is 78 metres from Bessborough House and separated by existing latter building additions, other aspects of the proposed development, as well as significant intervening tree / vegetation planting. The assembly of buildings, their scales and locations have been carefully curated by the design team to optimise the spatial opportunities and activation on the site while respectfully managing setting to sensitive areas. The building height of Block E is justified in its distance from the main house, and the gateway nature of the public access presented at this entry point to the park beyond. The form and materiality of building E offer distinction from the existing lower scale farm yard buildings to the South. Block E fronts onto the existing access road and it also responds favourably to the wider context outside Bessborough House and attendant buildings, as part of high quality and

contemporary placemaking. We respectfully submit that the northerly-most block and the receiving environment in this location is less sensitive and can comfortably accommodate the proposed scale. As noted definitively in the inspector's report under reference 313206-22:

"Block E is located on an infill site between the access road and the modern Sacred Heart Convent Building and will have no significant impact on the historic landscape character".

Again, a clear final assessment statement was offered which is conclusive and agrees with the position of the Applicant that:

"...the setting of the existing protected structure and that the development proposed in this application would not have a detrimental impact on the character and setting of such and provides for a design that would be a positive addition on these lands and entails reuse of existing structures associated with the protected structure".

In relation to materiality, and as clearly set out in the submitted application, the design genesis for the use of the traditional red cladding material as proposed is taken from the later (1900's) former farmyard buildings materials on site and we propose this design approach has significant benefits in terms of distinctiveness / placemaking for the old farmyard area as a whole. During the Section 32B Opinion Meeting, the Council did not disagree with the retention of this colour pallet. An additional view (Proposed Winter VVM 21) has been commissioned from the South for further assessment of this matter, with no potential for significant impacts identified. We respectfully submit that the prepared photomontages do not indicate any impact arising from the red cladding material.

The Conservation Officer's report implies that some of the submitted Landscape and Visual Impact Assessment montages may have been relocated to support the proposal. The Applicant is disappointed by this comment. Owing to resourcing constraints, the original practice who produced the photomontages for the SHD application were not available to support with the final LRD application. At the request of the Council, new photography was captured, which included two additional views (VP10 and VP21). Minor repositioning has occurred naturally in some areas, but the LVIA assessment is completed in full accordance with all guidelines. Neither the current or previous assessment confirmed any potential for significant impact and the comments attributed here, do not change that in any way. As per the findings of Chapter 4 of the EIAR Landscape and Visual Impact., the proposed operational development will result in 'moderate-slight' overall operational stage significance of townscape impact, with a neutral quality of effect. There are clusters of modern buildings within Bessborough Estate and the proposed development will serve as an extension of that existing landscape fabric and character, broadening the cluster of development at the heart of the estate. Furthermore, there are several multi-storey buildings within 500m of this area (e.g. Mahon Industrial Estate, Loughmahon Technology Park, City Gate, Mahon Point Retail Park etc.); buildings that extend up to 18m in height, in some instances: again, all of which are on lands that originally formed part of the Bessborough Estate. Lastly, the high-end architectural quality, detail and finish of the five proposed blocks is likely to prove a distinct, long-term asset to the landscape/townscape character of the study area.

Other Matters

The report of the Senior Planner states that “the proposed development, as revised, will result in more sustainable residential densities”. It is not clear from this statement if density is being referenced as a reason for omitting Block C and removing a floor from Block E. The approach to residential density is set out in detail in the planning application. The overall density of the proposed development, (27.7 dph based on redline area) is appropriate within zoned as a Landscape Protection Zone, within former institutional lands, where the delivery of a neighbourhood park has been a long-established objective. Within the developable area, and excluding the neighbourhood park, a net density of 95.9 dph is fully in line with the Sustainable Residential and Compact Settlement Guidelines.

We note that the Council’s assessment of density matters confirms that a density range of between 40-150 dph is appropriate having regard to the latter guidelines. It follows that the proposed development is consistent with governing policy and there is no justification, if implied, that the omission of units is needed to achieve a sustainable density level on the site.

We note again that the Commission deemed that the approach to density was acceptable under the recent SHD application.

05. Conclusions

While the Applicants welcome the decision of Cork City Council to grant planning permission for the proposed development, the omission of Block C under Condition No. 3 and removal of a floor in Block E under Condition No. 4 provides for a significant reduction in units in the scheme, with a corresponding impact on commercial viability. Under ABP-313206-22, An Coimisiún Pleanála have already adjudicated on the proposed development. The Council’s opinions in respect of the omission of Block C and removal of a floor from Block E are unchanged from the original application, views which the Commission respectfully set aside as part of their recent assessment of the SHD application.

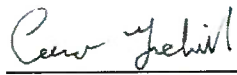
The single grounds for refusal on that SHD application related to housing mix no longer exists having regard to SPPR 1 of the Design Standards for Apartments, Guidelines for Planning Authorities (2025). There are no other impediments to approving the subject scheme. The principle of residential development at this site is acceptable given the current zoning objectives of the site. The design of the proposed development has been informed by an understanding of the site context and the requirement to comply with planning and environmental legislation and has had full regard to evolving planning policy and the assessments of Cork City Council and An Coimisiún Pleanála. The proposed development offers a unique opportunity to transform this under-utilised site and associated lands into a vibrant new neighbourhood, which will contribute to the supply of much needed housing in Mahon, what is probably going to be the most highly sustainable location in Cork City having regard to investment committed. There are no historic landscape impediments to the development proposed. Dereliction of landscape has been occurring across the lands for decades. A programme of landscape mitigation measures to reinvigorate the historic landscape and evolve it into a public amenity, complete with

interpretation and commemorative space is proposed. The prepared Masterplan, of which The Farm is a key component part, is sensitive in approach.

Having reviewed the internal reporting of the Council, we respectfully submit that the application of Conditions No. 3 and 4 are unjustified. We kindly request the omission of these conditions by An Coimisiún Pleanála.

If you have any queries on the contents of this appeal, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, which appears to read 'Conor Frehill', is written over a horizontal line.

Conor Frehill
HW Planning



APPENDICES



Appendix A:

Architectural Response Statement by ShipseyBarry



Appendix B:

Cork City Council Notification to Grant Permission



COMHAIRLE CATHRACH CHORCAÍ - CORK CITY COUNCIL
PLANNING AND DEVELOPMENT ACT 2000
NOTIFICATION OF DECISION TO GRANT
Permission

SUBJECT TO CONDITIONS UNDER SECTION 34 OF THE ACT OF 2000

To: Estuary View Enterprises 2020 Limited
c/o Conor Frehill HW Planning,
5 Joyce House,
Barrack Square Ballincollig,
Cork, P31KP84

Application Received: 22 December 2025

Ref No.: 25/44442

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by order dated 24/02/2026 decided to **GRANT Permission** for the development of land, namely:

Permission for a Large-Scale Residential Development (LRD) at a site located at Bessborough, Ballinure, Blackrock, Cork. The development will consist of: 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 & 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. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490). An Environmental Impact Assessment Report and a Natura Impact Statement has been prepared in respect of the proposed development. The planning application together with the Environmental Impact Assessment Report and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, City Hall, Cork, during its public opening hours. The

LRDapplication may also be inspected online at the following website set up by the applicant:
www.thefarmlrd.ie.
at: Bessborough, Ballinure, Blackrock, Cork

In accordance with plans and particulars submitted on 22 December 2025.

Subject to the conditions and reasons set out in the attached Schedule.

If there is no appeal against said decision, a grant of **Permission** in accordance with the decision, will be issued after the expiration of the period within which an appeal may be made to An Coimisiún Pleanála (see footnote).

It should be noted that until a grant of **Permission** has been issued, the development in question is **NOT AUTHORISED**.

Signed on behalf of Cork City Council



Niamh Fitzgerald

Date: 24-Feb-2026

N.B: See Notes Overleaf

PLEASE READ THE FOLLOWING CAREFULLY

1. The Applicant is advised to carefully read through all conditions and notes attached to this decision. Please note that a number of conditions attached to this planning permission may require the submission of compliance plans and/or particulars for the agreement of the Planning Authority prior to the commencement of development. Failure to comply with a condition of a planning permission is an offence under the Planning and Development Act 2000 (as amended). **Such compliance submissions should be emailed to planningcompliance@corkcity.ie**
2. An appeal against a decision of a planning authority made under section 34 of the Planning and Development Act 2000 (as amended) may be made to An Coimisiún Pleanála within 4 weeks beginning on the date of decision (note: not the date on which the decision is sent or received. This is a statutory time limit and An Coimisiún Pleanála has no discretion to accept late appeals). See enclosed notes. Appeals must be fully complete in all respects, including the **appropriate fee**, when lodged. It is not permissible to submit any part of an appeal at a later date, even within the time limit. For details of the appeals procedure including details of the correct fee, contact An Coimisiún Pleanála. An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. www.pleanala.ie.
3. A grant of planning permission under the Planning and Development Act 2000 (as amended) is not to be taken as a waiver of the responsibility of the Applicant and/or developer to comply with the provisions of any Act, Order, Regulation or any other statutory provision (e.g., the Building Regulations, Waste Management Acts, etc.).
4. A grant of planning permission under the Planning and Development Act 2000 (as amended) does not exempt the Applicant from any requirements which the Fire Authority (pursuant to the Fire Services Act, Building Control Act and Building Control Regulations) may require to be implemented. The Applicant is therefore advised to contact the Cork City Fire Department to discuss these matters prior to the submission of the Commencement Notice (as required under the Building Control Regulations) and/or the making of an application for a Fire Safety Certificate (pursuant to the Building Control Regulations, if applicable).
5. Please note that a grant of planning permission does not imply that the submitted drawings are in compliance with the Building Regulations. Compliance with the Building Regulations is a matter for the Applicant and their technical advisors.
6. Any requirements under the above two items may require physical or other changes to the development that may require a grant of permission under the Planning and Development Act 2000 (as amended). The Applicant is advised to contact the Planning Authority to clarify any issues that may arise.

7. Please note that a grant of planning permission does not entitle the Applicant / developer to undertake works which would involve excavation or damage to the public road, or to erect a hoarding, scaffolding or temporary fencing on the public footway/roadway. The specific consent by way of licence from Cork City Council (Roads Protection and Asset Management Division) will be required for any such works, subject to compliance with the licence conditions as based on the "Directions for the Management and Control of Roadworks in Cork City". In the event of accidental damage to the public footway/roadway the Applicant / developer shall be responsible for its immediate temporary reinstatement. Cork City Council at all times reserves its right to undertake the said works, at the Applicant's / developer's expense, in the event of failure or unsatisfactory execution of the works. The cost of same shall be calculated in accordance with the Roads and Transportation Directorate schedule of reinstatement charges prevailing at the date of the works by Cork City Council.
8. Please note that the provisions of Section 34(13) of the Planning and Development Act 2000 (as amended) which states that a person shall not be entitled solely by reason of a grant of planning permission to carry out any development. Compliance with other regulations and legal requirements may also be necessary.
9. Please note that no part of the proposed development should encroach on to or oversail adjoining public or private land. In the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.
10. The Planning Authority, in deciding this planning application, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001 (as amended).
11. In accordance with Article 20 of the Planning and Development Regulations 2001 (as amended) you are hereby required to remove forthwith any site notice erected in respect of this planning application.

Planning Ref. No.: 25/44442

First Schedule

Having regard to the nature, locaton and context of the site and surrounding area, the policies and objectives of the Cork City Development Plan 2022-2028 and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the residential or visual amenities of the area, and is in accordance with the proper planning and sustainable development of the area.

**Schedule of Conditions attached to
Planning Permission issued by Cork
City Council – Ref.: 25/44442**

Second Schedule

1. The development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on 22/12/2025, except where otherwise altered or amended by conditions contained in this Schedule.

Reason: To define the scope of the permission in the interest of orderly development.

2. The development shall be carried out as per the details and particulars of the Environment Impact Assessment Report, and Natura Impact Statement submitted with the planning application on 22/12/2025.

Reason: In the interests of the control and mitigation of the environmental impacts of the proposed development on the site and surrounding area.

3. Block C shall be omitted, and its associated access road and car parking. Full details, including site layout and site sectional drawings, shall be submitted to, and agreed in writing with, the Planning Authority prior to development commencing to demonstrate the omission of Block C.

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

4. The fifth storey element of Block E shall be omitted, resulting the Block E being four storeys in height. Full details, including site layout and site sectional drawings, shall be submitted to, and agreed in writing with, the Planning Authority prior to development commencing to demonstrate the omission of the fifth floor of Block E.

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

5. Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority confirmation that:

- a) The development will be carried out under the supervision of a qualified professional with specialised conservation expertise, details to be provided, who shall certify upon completion that the works have been carried out in accordance with best conservation practice;

b) Competent site supervision, project management and skilled tradespeople will be engaged, who are suitably experienced in building conservation work.

Reason: To protect the historic building fabric and to enhance the character and integrity of the historic structure.

6. Prior to the commencement of development, a detailed Method Statement for the repair and conservation of the existing historic Buildings A and B, including boundary wall and gates, prepared by a qualified professional with specialised conservation expertise shall be submitted to the Planning Authority for written agreement. This shall include:

- a) a full specification, including details of materials and methods, to ensure that the development is carried out in accordance with best conservation practice;
- b) information relating to the protection of existing historic fabric from damage during the construction works.

These repair works shall be 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-installment.

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

7. 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.

8. Prior to the commencement of development, the applicant shall submit a comprehensive package in relation to proposed materials, including details/specifications, product brochures, local precedents and samples of the external materials for the new blocks for the written agreement of the Planning Authority. The architectural detailing and materials in the new work shall be executed to the highest standards to complement the setting of the curtilage protected structures and the historic area.

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

9. a) Prior to commencement of development the developer shall retain the services of a suitably qualified archaeologist, to advise regarding the archaeological implications of the development site. Notification of these arrangements shall be submitted to and agreed with the Planning Authority prior to commencement.
- b) The developer shall employ the archaeologist to monitor all the site works prior to development. Facilities shall be made available to the archaeologist for this purpose.
- c) If, in the opinion of the Planning Authority, significant archaeological remains are uncovered, and in so far as these remains are subject to disturbance by foundations for pilecaps, walls, floors, drainage, etc., then archaeological preservation of the site (either in-situ or by record will be required).
- d) The archaeologist shall submit a report to the Planning Authority outlining the results of the investigation and any reports on any archaeological finds.

Reason: The site lies within the Zone of Archaeological Notification of an Archaeological Monument.

10. a) Prior to the commencement of site works, the developer shall submit for the written agreement of the Planning Authority a Forensic Archaeological Monitoring Strategy.
- b) The Strategy shall involve the deployment of suitably qualified and experienced staff to monitor all ground works, and maintain forensic control during the site preparation phase.
- c) The area subject to Forensic Archaeological Monitoring shall be recorded via mapping and the plan submitted for the written agreement of the Planning Authority.
- d) All forensic searches shall be controlled by a qualified and experienced Forensic Archaeologist.
- e) The Forensic Archaeological Monitoring area shall be divided into operational zones and excavated from the areas of high priority, in order to strengthen the ability to preserve any evidence located in-situ.
- f) Soil shall be excavated systematically using an appropriate mechanical excavator with a grading, or toothless, bucket. This excavation shall be monitored by a suitably qualified and experienced Forensic Archaeologist accompanied by a suitably qualified and experienced Osteo-archaeologist/Forensic Anthropologist with expertise in skeletal juvenile remains.
- g) Excavated soil shall be spread out for further examination and a representative sample shall be sieved for bone fragments or other evidence indicative of burial.

h) The location of items of evidential value indicative of potential burials, e.g. cut features coffin timbers, coffin nails, shall be noted and a record completed in compliance with forensic archaeological standards.

i) All excavation shall be taken to the depth of undisturbed natural subsoil in advance of proposed construction or ancillary works.

j) Should human remains be located in the course of this excavation all work shall cease at all parts of the proposed development site and all relevant authorities, including the City Coroner and An Garda Síochána, will be informed of the location of unidentified and previously unrecorded modern human remains.

k) In the event that human remains are located it is the responsibility of the relevant state agencies to determine the outcome for these remains and any associated evidence.

l) Contemporaneous logs shall be maintained detailing personnel, decisions and actions, and evidence collected. The site record of stratigraphy and features of interest or evidential value shall be maintained on a contemporaneous and continuous basis.

m) Where site facilities are required (e.g. welfare units, running water etc.), secure fencing shall be installed to prevent access by unauthorised personnel. For the duration of the Forensic Archaeological Monitoring programme site security and the storage of potential evidence shall be considered and appropriate measures submitted for the written agreement of the Planning Authority.

n) All documentation generated in the excavation of the site shall be submitted to the Planning Authority.

Reason: In the interests of proper planning and recording of the site development works.

11. All uses and locations of such uses within the site shall be in accordance with plans and particulars submitted on 22/12/2025. The hours of operation of all ancillary commercial uses shall be submitted for the written agreement of the Planning Authority, prior to the commencement of each use within the development.

Reason: To ensure the orderly operation of the development and in the interest of residential amenity.

12. Full details of all signage associated with the development shall be submitted to, and agreed in writing with, the Planning Authority prior to its erection on site.

Reason: In the interest of the visual amenities of the area.

13. The final geometric layout for the footpaths and pedestrian crossings on Bessborough Road shall be finalised in consultation with Cork City Council and agreed in writing with, the planning authority prior to commencement of development.

Reason: To support enhanced sustainable mobility

14. The footpath running to the west of Block E shall be extended north to connect with Bessborough Road.

Reason: To support enhanced sustainable mobility

15. The pedestrian gates serving the Communal Amenity Area/ Café to the east of Block D shall be removed and no gates or barriers shall be erected without specific planning permission permitting such interventions

Reason: To support enhanced sustainable mobility

16. The pedestrian gate to the South of Block A and to the south of Block C shall be removed and no gates or barriers shall be erected without specific planning permission permitting such interventions. A minimum width of 5.0 metres (or any other width agreed with the planning authority) shall be provided at the pedestrian entrance to the south of Block C

Reason: To support enhanced sustainable mobility and ensure a safe pedestrian environment is created

17. The existing pedestrian entrance to the east of Block C serving the neighbouring surface car park shall be ungated and no gates or barriers shall be erected without specific planning permission permitting such interventions

Reason: To support enhanced sustainable mobility

18. The construction of the active travel bridge and access route to the Passage Railway Greenway from the proposed development will form part of the first phase of development. The above works require completion (and opened to the public) before the occupation of any residential units.

Reason: In the interest of orderly development and support enhanced sustainable mobility

19. Suitable bollards or planting should be provided along Bessborough Road opposite the public plaza to prevent authorised parking

Reason: In the interest of orderly development

20. Parking shall not be reserved for individuals or individual residential units. 20% of these spaces are to be set aside for electric vehicle charging and designed in line with the Universal Access Guidelines as prepared by Zero Emission Vehicles Ireland.

Reason: In the interest of sustainable transportation

21. Barriers or gates are not permitted to control access to any parking spaces without specific planning permission allowing for such interventions

Reason: To ensure the safe operation of the road network for all users

22. The final Construction Traffic Management Plan shall be finalised in consultation with the appropriate Directorates in Cork City Council, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

23. All drainage shall be separated throughout. All paved and roofed areas shall discharge to the storm drainage system. All toilets, urinals, wash hand basins, sinks, showers, baths, dishwashers and washing machines shall discharge to the foul drainage system.

Reason: In the interest of public health.

24. Drainage layouts and details shall be in accordance with drainage layouts, drawings, details and calculations submitted as part of the Planning Submission and as modified by Further Information, subject to drainage conditions.

Reason: In the interest of public health.

25. The Applicant has shown a proposed storm water connection to an existing 750mm pipe traversing the Applicant's lands. The Planning Authority have no record of this pipe which does not appear to be taken in charge. Prior to commencement, the Applicant shall establish the ownership of the pipe

and if the pipe has been taken in charge.

Reason: In the interest of public health.

26. A CCTV survey of the existing drainage infrastructure within the site, and in the vicinity of the proposed development, shall be undertaken prior to commencement and again on completion. The scope of the surveys shall be agreed in writing in advance with the Planning Authority. The results of the surveys shall be submitted to the Planning Authority. Any remediation works identified that are required to facilitate the proposed development shall be carried out as part of the development works. Upon completion, remedial works shall be carried out as determined by the Planning Authority.

Reason: In the interest of public health.

27. Ultimately storm water from the proposed development discharges to a public storm sewer. The Applicant shall submit an application for a new storm water connection to the Natural & Rural Water Section of Cork City Council, and obtain written approval for same.

Reason: In the interest of public health.

28. All drainage constructed to facilitate the proposed development shall not be taken in charge by the Planning Authority. The operation and maintenance of the drainage system shall be the responsibility of a suitably qualified and experienced management company. Prior to commencement, full details shall be submitted to and agreed with the Planning Authority for the maintenance of drainage within the development.

Reason: In the interest of public health.

29. Upon completion, the Applicant shall submit a SuDS Assessment Report based on the as-constructed development. This report shall include drainage layouts, drawings, details, calculations and confirm the discharge rate from the development.

Reason: In the interest of public health.

30. The Applicant shall comply with their obligations under the Water Services Act 2007 (as amended) and Part H of the Building Regulations 2016 in terms of avoiding any negative impacts upon existing drains and sewers, including private common drainage.

Reason: In the interest of public health.

31. (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 river banks and their habitats for fish, mammals and birds are not negatively impacted upon by the construction works.
- (e) 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.

Reason: In the interest of preservation of wildlife

32. (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) All asbestos arising from the demolition section of this development shall be disposed of in accordance with the procedures of Health and Safety Authority "Guidelines on Working with Materials Containing Asbestos Cement".
- (d) 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.
- (e) The developer shall consult with Cork City Council in regard to any proposed offsite disposal of excavated soil or other construction waste and shall submit details of proposed disposal sites along with estimated quantities of waste prior to commencement of construction activities.
- (f) The information provided in the Construction Management Plan and Waste Management Plan is sufficient. 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.

Reason: In the interest of orderly management and disposal of waste.

33. (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) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142 "Method for rating industrial noise affecting

mixed residential and industrial areas”.

(c) 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.

(d) 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 LWA levels or LAeq 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. It should also clarify any potential inward noise issues from road traffic, with particular focus on the N40 to the south of the south (This is a non-exhaustive list.)

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

34. (a) Prior to commencement of development, should any changes occur to the previously submitted plans, the developer shall submit to the Planning Authority for agreement, proposals for energy use within the development. The developer shall endeavour to use sustainable sources of energy, and to operate an energy conservation policy on the design and operation of the complex. In particular the use of combined heat and power technology shall be investigated for possible use.

Reason: In the interest of sustainable development

35. (a) The developer shall constitute a waste management company or structure for dealing with waste arising in the development. Prior to commencement of development the developer shall submit to the Planning Authority for written agreement, full details of a waste management structure proposed for the development. Details shall include proposals for waste reduction, reuse, recycling, vented bin storage, as well as who will manage the waste, present it for collection, and dispose of it.
- (b) The developer shall provide and maintain within the confines of the site, facilities for the storage of recyclable materials e.g. paper, cardboard, glass, and metal. The developer shall make arrangements for the proper collection and submission for recycling of these materials.
- (c) All solid wastes arising on the site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility and in such a manner as is agreed with the Planning Authority. In any case no such wastes shall be stored on the site except within the confines of the buildings on site. Adequate on site arrangements shall be made to the satisfaction of the Planning Authority for the storage of recyclable materials prior to collection. The developer shall ensure that the site and its environs are maintained at all times in a clean and

tidy condition. The applicant shall maintain a register of waste material disposed from the site and records shall be made available for inspection by the Local Authority at all reasonable times.

(d) The developer shall provide within the boundary of the site designated vented waste storage space of sufficient capacity to accommodate the segregated storage of municipal waste, food waste and mixed dry recyclables.

(e) Prior to commencement of the development, should any changes occur to the previously submitted plans, the Developer shall submit to the planning authority for agreement, full 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.

Reason: In the interest of orderly management and disposal of waste

36. (a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff and spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately bunded, with bunds having volumes of at least 110% of the volumes of fuel stored. Prior to commencement of development the developer shall submit to the Planning Authority for written agreement details outlining how these issues are to be addressed.

(b) The developer shall take measures to ensure that construction works do not give rise to dirt or litter on the public road, and shall be responsible for the immediate removal from the public road of any dirt or litter caused by the construction works.

(c) 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.

(d) Prior to commencement of development the developer shall submit to the Planning Authority for agreement, details of proposals for dealing with excess soil arising from the excavation and construction works associated with this development.

(e) Prior to the commencement of development, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including noise, dust, traffic management, lighting, pedestrian safety, water quality protection measures and hours of work.

Reason: In the interests of orderly management and disposal of waste.

37. Prior to the commencement of development, the developer shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

38. This landscaping scheme shall be implemented fully before any of the units are made available for occupation and shall be maintained as public open space by the developer until taken in charge by the management company. Any plant materials that die or are removed within 3 years of planting shall be replaced in the first planting season thereafter.

Reason: In the interest of visual and residential amenity and to ensure the satisfactory development of the public open space areas , and their continue use for this purpose.

39. Prior to the commencement of the development the applicant shall submit in accordance with BS5837:2012 a detailed tree protection plan and arboricultural method statement to cover all stages of construction for the written agreement for Cork City Councils Parks & Recreation section. This is to include the protect of existing hedgerows.

Reason: To protect hedgerows and planting during the construction period in the interest of visual amenity

40. The site shall be landscaped, and earthworks carried out in accordance with the detailed Landscape Masterplan and/or Landscape Design Rationale, which accompanied the application submitted, unless otherwise agreed in writing with, the planning authority prior to commencement of the development.

Reason: In the interest of visual and residential amenity

41. A maintenance plan for the proposed Green Roofs is to be submitted – stating the life span and what are the contingencies if it fails.

Reason: In the interest of biodiversity , and sustainable nature based solutions.

42. The playground and/or Calisthenic equipment shall conform to relevant European standards, and a post installation inspection be completed prior to completion of the development.

Reason: In the interest of public safety.

43. Full details of the Natural Play areas are to be submitted to Parks & Recreation for approval prior to these works commencing.

Reason: In the interests of the provision of sustainable play areas.

44. The developer/Landscape Architect shall submit a Certificate of Effective Completion of Landscape Works (to be completed by a registered Landscape Architect – (Irish Landscape Institute) or Chartered Landscape Architect (UK Landscape Institute) and that the landscape works are in accordance with the lodged plans and particulars.

Reason: To ensure the satisfactory development of the of all landscape areas both public and private.

45. All wildflower seeds used for the creation of any wildflower meadows shall be of native species, suitable to the soil type, of local provenance and sourced within 50kms of the proposed site. The supplier must provide certification of provenance and species origin prior to sowing. No substitutions of species or origin are permitted without prior written approval from the local authority.

Reason: in the interest of biodiversity.

46. The proposed 225mm diameter wastewater sewer, where it interfaces with the Passage Railway Greenway Improvement Scheme (Phase 2 – Mahon to Passage West), shall only proceed following prior written agreement with Cork City Council's Infrastructure Directorate. The developer shall provide full details of the methodology, timing, and reinstatement specifications for approval. No work shall commence on this interface until written agreement is in place.

Reason: In the interests of orderly management and public health

47. Prior to commencement, the applicant shall contact Cork City Council Infrastructure Directorate and agree the exact layout of the interface between the proposed Development and Cork City Council's Bessborough to Mahon Cycle and Pedestrian Safety Scheme on Bessborough Road (west-east).

Reason: To ensure the safe operation of the road network for all users

48. A suitably qualified Ecological Clerk of Works (ECow) to be present on-site for the duration of the construction phase of a development.

Reason: To ensure that all targeted ecological mitigation measures are adhered to

49. Site clearance works, including removal of existing vegetation and buildings, are not permitted during the bird nesting season (1st March to 1st September). Where this is not possible, such works can only proceed if it has been verified in writing by a qualified ecologist that no nest is present. If a nest is present, then works can only proceed under licence from the National Parks and Wildlife Service. All records of breeding birds are to be submitted to the National Biodiversity Data Centre.

Reason: To protect the bird species present on site

50. Bird surveys to be conducted by a suitably qualified ecologist before the works begin to identify any nesting birds and potential nesting sites, ensuring up to date bird activity.

Reason: To protect the bird species present on site.

51. When nests have been identified by a suitably qualified ecologist, exclusion zones are to be established around active nest locations with a distance of between 10- 20m radius established around each nest location and all construction.

Reason: To protect the bird species present on site.

52. An ecologist or ECoW to supervise areas where vegetation, scrub and hedgerow removal will occur prior to and during construction as appropriate.

Reason: To protect bird species and non-volant mammals on site.

53. The applicant is required to commission a qualified ecologist who is an NPWS-licensed bat worker to survey the site for bats prior to commencement of site clearance works and, if there is bat usage of the existing vegetation or buildings of the site found, the applicant is required to ensure that: a) a licenced bat worker is present on site prior to and during the removal of any existing trees planned

for removal and b) all necessary licences for relocation of bats are obtained in advance from NPWS.

Reason: To protect the bat species found on site during the construction phase of the development.

54. The public lighting to be friendly towards nocturnal wildlife within the proposed development and to follow guidance note from Bat Conservation Trust & Institute of Lighting Engineers, 2023. Detailed report & drawings of the public lighting scheme to highlight the light spill, lux levels and the light and dark corridors throughout the site.

Reason: To reduce the impact of the proposed development on nocturnal fauna.

55. The survey for IAPS on site before development construction begins and if IAPS present to develop of alien invasive species management plan to be submitted to the Planning Authority stating how on-site alien invasive species to be removed and monitored over the time period of the development, pre, during and post construction.

Reason: To remove alien invasive species and to support objective 6.26 under the Cork City Development Plan 2022-2028.

56. Prior to the commencement of the development, revised details and drawings including location, shall be submitted to and agreed in writing with the Planning Authority. Details (including location and maintenance) shall show which trees shall incorporate 2 Barn owl nest boxes which are at least 4m above ground. The Barn owl nest boxes shall be installed under the guidance of an ECoW, to the satisfaction of the Planning Authority.

Reason: In the interest of protecting and promoting biodiversity

57. Prior to the commencement of the development, revised details and drawings including location, elevations and floor plans, shall be submitted to and agreed in writing with the Planning Authority. Details (including location, elevation plans and maintenance) shall show which building(s) and elevation(s) shall incorporate 20 swift brick nest boxes for common swifts which are at least 5m above ground and facing into an open area with no trees. The common swift nest boxes shall be installed under the guidance of an ECoW, to the satisfaction of the Planning Authority.

Reason: In the interest of protecting and promoting biodiversity

58. Prior to the commencement of the development, details of the installation of log piles in suitably secluded margins within the site where they won't be disturbed. Locations to be chosen by the ECoW.

Reason: In the interest of protecting and promoting biodiversity

59. Prior to the commencement of the development, details of where 2 insect hotels will be installed within secluded areas within the development by the ECoW.

Reason: In the interest of protecting and promoting biodiversity

60. To create connectivity within the proposed development for hedgehogs by ensuring gaps within fencing, railings, gates are permeable for hedgehogs within private dwellings. Details drawings on the connectivity within the development to be provided and reviewed by the Planning Authority.

Reason: In the interest of protecting and promoting biodiversity

61. Prior to the commencement of the development, detailed plans shall be submitted to and agreed in writing with the Planning Authority to show the quantity (minimum of 4), materials and location of dispersed bat boxes to be included within suitable trees and provide the maintenance details. Such bat boxes shall be installed under the supervision of a qualified bat ecologist and to follow guidance from Bat Conservation Ireland on installation of bat boxes, to the satisfaction of the Planning Authority.

Reason: To ensure the safe operation of the road network for all users

62. Prior to the commencement of the development, the applicant shall submit and agree details in writing with the Planning Authority of the internal road network serving the proposed development, including, where applicable, turning bays, ramps, junctions, parking area, footpaths and kerbs, and signing & lining. All works shall be in accordance with the details construction standards of the planning authority for such works and design standards outlined in the Design Manual for Urban Roads and Streets. All costs associated with the condition to be borne by the Applicant.

Reason: To ensure the safe operation of the road network for all users

63. All findings of the Quality Audit (which includes a Road Safety Audit Stage, Walking Audit and a Cycle Audit) shall be closed out, signed off and incorporated into the development. A Stage 3/4 Road Safety Audit shall also be undertaken, closed out, signed off and acted upon. All costs associated with this condition shall be borne by the Applicant.

Reason: In the interest of road safety.

64. Any damage to the existing (estate) road(s), footpath and services resulting from this development shall be repaired by the developer at his own expense, to the satisfaction of the Planning Authority.

Reason: To ensure the safe operation of the road network for all users

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

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

66. The areas of the development for Taking in Charge shall be agreed in writing with the planning authority, prior to the commencement of development on site. The applicant shall provide wayleaves in advance of Taking in Charge Application submission for any public infrastructure located within private areas, e.g. within private car parking spaces.

Reason: To provide for the satisfactory future maintenance of the development in the interest of residential amenity.

67. (a) All areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company. (b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

Reason: To provide for the satisfactory future maintenance of the development in the interest of residential amenity.

68. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, public lighting, drains, public open space, and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiun Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

69. 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, unless the applicant has applied for and been granted an Exemption Certificate under Section 97 of the Planning and Development Act, 2000 (as amended) or unless the development is a development to which Part V does not apply in accordance with section 96(13)

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

70. Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ('the GDCS scheme')::

- Class 1 - Roads, Transportation Infrastructure and Facilities
- Class 2 - Water and Drainage Infrastructure and Facilities excluding Water and Wastewater
- Class 3 - Parks, Recreation, Amenity and Community Facilities

The present value of the contribution as determined under the GDCS made by Cork City Council on the 13th February, 2023 is €405893.30 which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Tables 5 and 6 of the GDC Scheme.

Reason: To comply with the General Development Contribution Scheme 2023-2029, which was adopted by Cork City Council on 13th February, 2023, and in the interests of the proper planning and sustainable development of the area.



Appendix C:

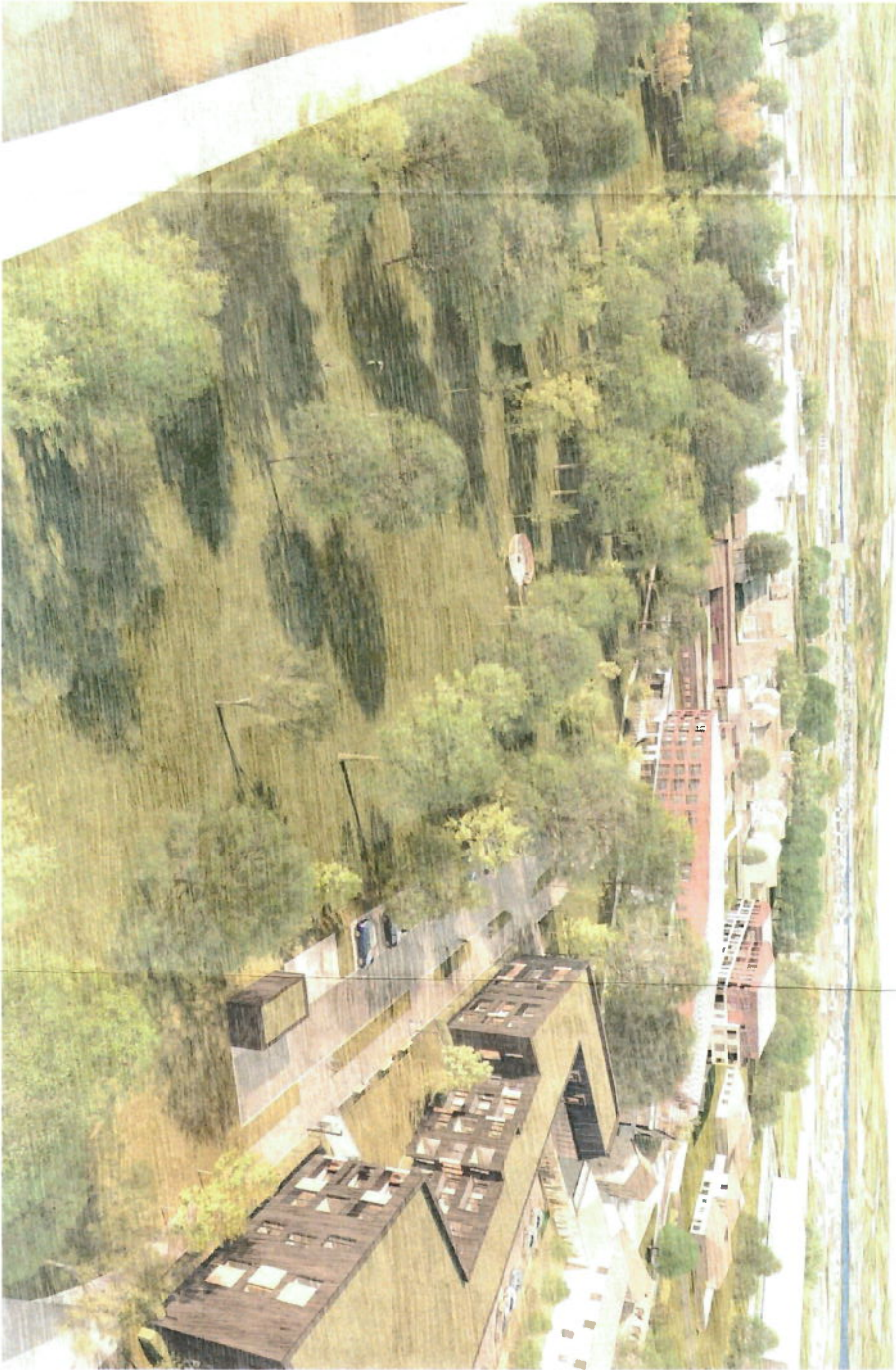
Appeal Information

Appeal Information

Type of Appeal	<i>First Party</i>
Name of Appellant	<i>Estuary View Enterprises 2020 Limited</i>
Address of the appellant	<i>Glandore, 3rd Floor, City Quarter, Lapp's Quay Cork,</i>
Name of Agent	<i>Conor Frehill, HW Planning</i>
Address of Agent	<i>5 Joyce House, Barrack Square, Ballincollig, Cork</i>
Description of Development <i>A large scale residential development (LRD). 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: 70 no. 1-bedroom, 12 no. 2-bedroom (3 person), 57 no. 2-bedroom (4 person) and 1 no. 3-bedroom. Block A and Block B will be retained for resident amenities. 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. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490).</i>	
Location of Development	<i>A site located at Bessborough, Ballinure, Blackrock, Cork.</i>
Name of Planning Authority	<i>Cork City Council</i>
Planning Authority Reference No.	<i>25/44442</i>
Decision Notice	<i>Enclosed in Appendix B of Appeal Report</i>

Decision Date / Appeal Deadline	< February ▼ 2026 > <table><tr><th>Sun</th><th>Mon</th><th>Tue</th><th>Wed</th><th>Thu</th><th>Fri</th><th>Sat</th></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr><tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr><tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr><tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr><tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr></table> Planning authority Decision date: 24-02-2026 Closing Date for Appeal: 23-03-2026	Sun	Mon	Tue	Wed	Thu	Fri	Sat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	1	2	3	4	5	6	7	8	9	10	11	12	13	14
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Appeal Fee	€3,000. Fee confirmed with An Coimisiún Pleanála See enclosed cheque for prescribed fee.																																																	

AN COIMISIÚN PLEANALA	
LDG.	324153 26
ACP.	
23 MAR 2026	
Fee: €	Type:
Time:	By: Applicant



ARCHITECTS APPEAL STATEMENT

Appeal of conditions 3 & 4 Ref: 25/44442
March 16th 2026



SHIPSEYBARRY

MASTERPLANNING | URBANISM | ARCHITECTURE



CASE FOR RETAINING BLOCK C & MAINTAINING HEIGHTS TO BLOCK E

We wish to set out the justification for the retention of Building C within the parkland area, and for maintaining the proposed heights of Building E to the north of the Farm area, as part of the appeal of Conditions 3 and 4. The design principles informing the siting of Building C and the proposed building heights are outlined in detail in the Design Statement submission, and we welcome the Commission's previous positive assessment of this approach under ABP-313206.

The primary rationale for the location of Block C derives from observations made by the City Architect at the time of the former SHD design stages, which recommended the removal of previously proposed buildings within the park in favour of consolidating development to define a clear boundary to the parkland — consistent with the approach adopted in the farmyard area (refer overleaf). This design strategy remains unchanged in the current application and has previously received approval in principle from the Commission under ABP-313206.

This document demonstrates that the proposed development does not diminish the approach to Bessborough House, and that its historic setting has been carefully considered and appropriately protected through the design response. The accompanying diagrams further illustrate the key design considerations to assist the Commission in its assessment.



6 acres Retained Sylvian Landscape for public enjoyment

Proposed Development:

- (1) Parkland Area
3No. wedge and crank shaped apartment blocks are set in parkland and are 3 to 4 storeys in height.
- (2) Farm Buildings Area
These buildings are crafted with the existing farm buildings, which form clusters and assist in place making

Appraisal:

(1) Parkland Area

The original Bessborough House and Estate had farm building and associated plots to the north-east area of the estate and the remainder of the estate was parkland. The proposed development are apartments within a park setting, four to six storeys in height and have minimal relationship to the park. Block A should be omitted, and Blocks B and C relocated and reconfigured to form an edge to this parkland in association with the farm buildings.

(2) Farm Buildings Area

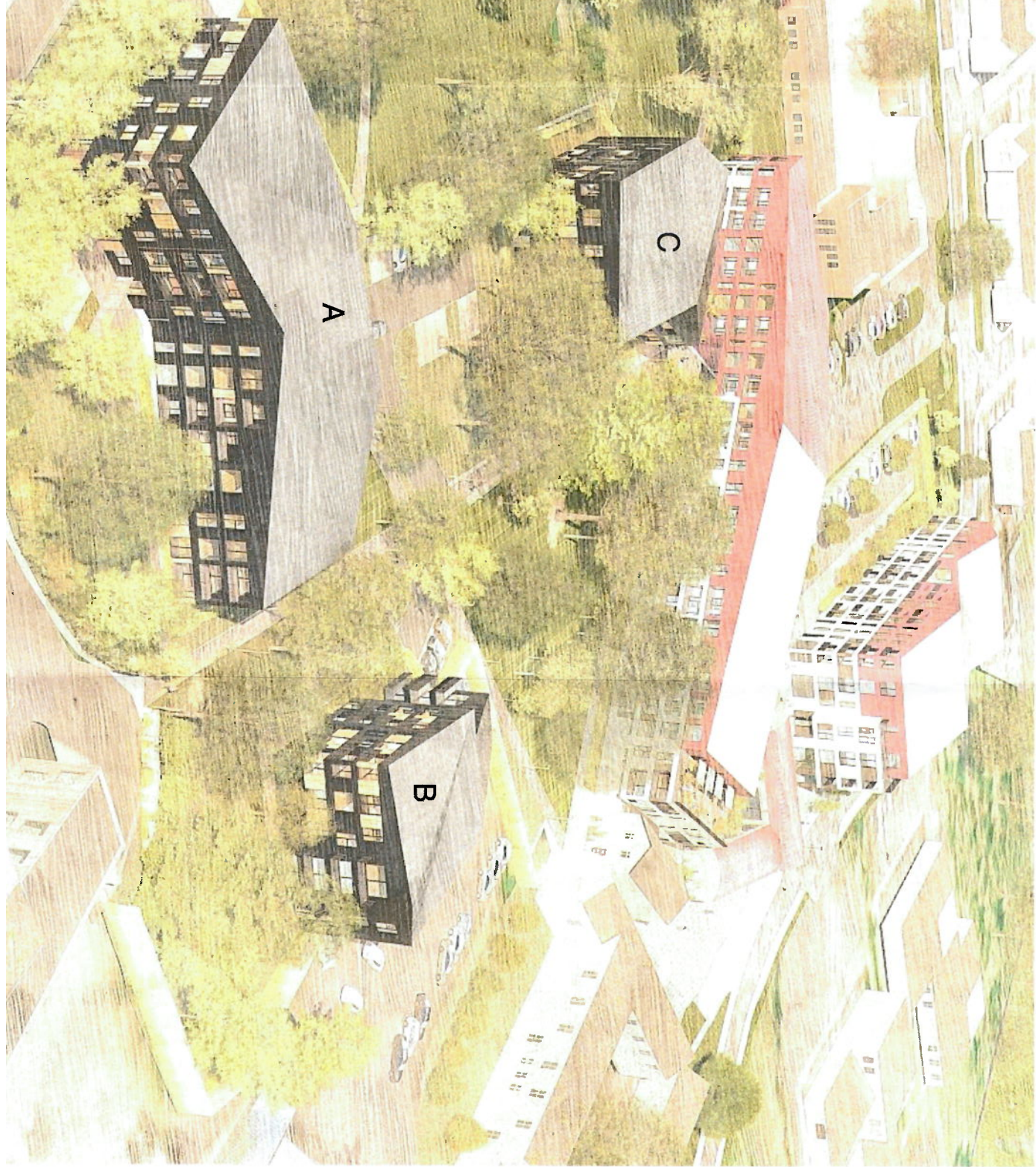
The 'crafting' of the 'new build' with the existing farm buildings to form clusters and 'places' is a very good urban design approach. The architectural form, use of materials and massing is to a very high standard.

In conclusion, I object to the urban design approach to the 'Parkland Development and I support the approach to the Farm Building Area

Tony Duggan
Tony Duggan,
City Architect.
C.C. Eoin Cullinane, A/Senior Executive Planner.



Ref. images and plans from submission
SHD ABP-311382-21 Tri-party stage -
the creation of block C to form boundary
to Park was subsequently created at
SHD application stage





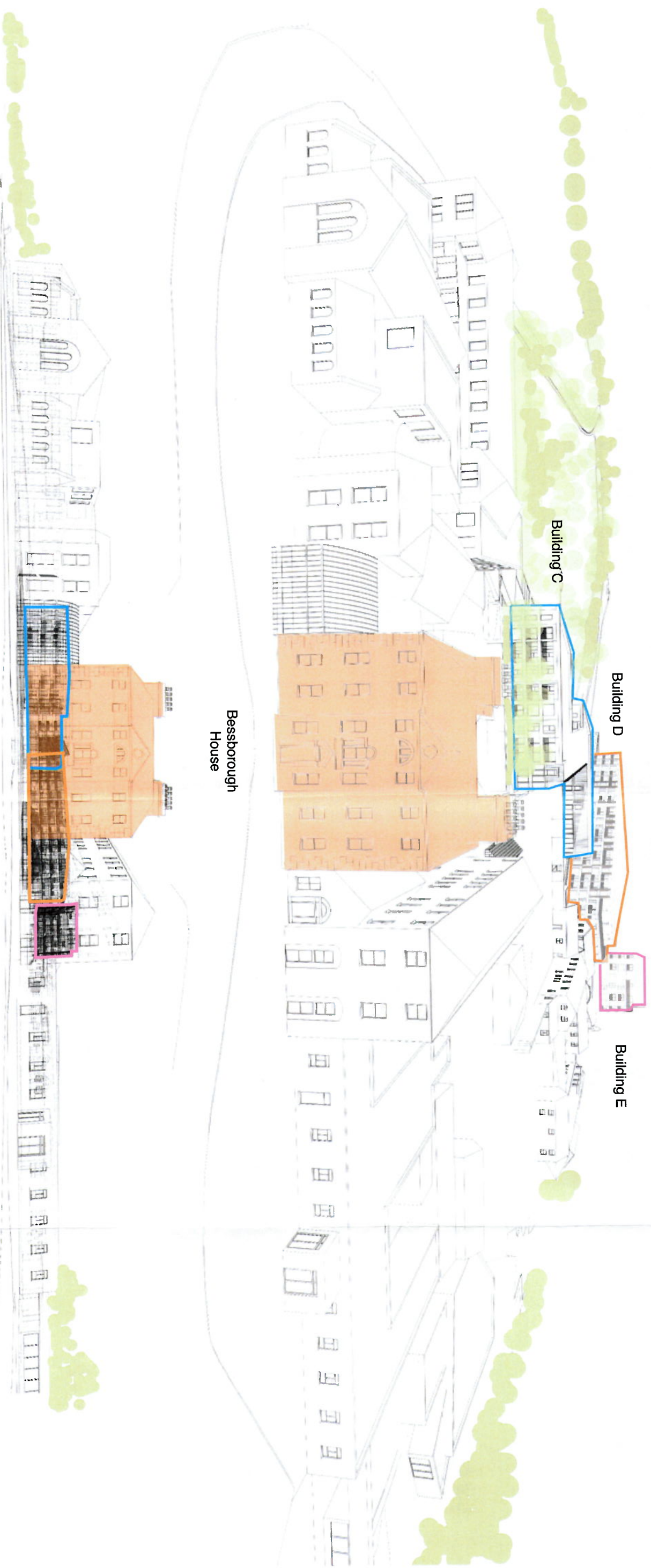
AVENUE AND APPROACH

The experience of Bessborough House is designed to be experienced primarily from the south as supported in the Archaeological report and landscape assessment. These lands are retained as open in the masterplan and proposed as a future memorial parkland.

The avenue approach was originally intended as a processional open approach with expansive lands to the east and west. Later planting to the east landbank formed the heritage park and diminished this original intent. The proposed development maintains 6 acres of this new parkland and critically offers this for public enjoyment from its current private secure holding status. We contend the development ,in particular building C, activates and offers supervision to the parkland area with a modest impact to the sylvian setting when viewed in totality. 335 trees are retained on site, 116 new trees are proposed within the development , 49 trees are impacted in total, 33 of which are non-native. Of the 16 Native trees impacted 3 are of category A .

The avenue approach retains a strong, mature eastern buffer, which will effectively screen the proposed development to the west. As a result, the character of the approach to Bessborough House is preserved, with the house continuing to be revealed as a focal point at the culmination of the avenue and from the south.





BESSBOROUGH HOUSE AS CENTRE PIECE FROM SOUTH & PROPOSED DEVELOPMENT PROXIMITY

The Bessborough house setting is primarily experienced from the south where the building presents in a dominant elevated manner overlooking the lower parkland area directly to the south. This prominence and scale is protected with the current proposals located significantly to the rear and not impacting this experience. The above diagrams display this significant distance from the house itself. Building C also has a significant mature

tree buffer to its south. The lower diagram is set up with a transparency and viewed from the lower level of the park, this further supports the case that the actual distance to the rear of the proposed buildings has no impact on the setting of the main house .

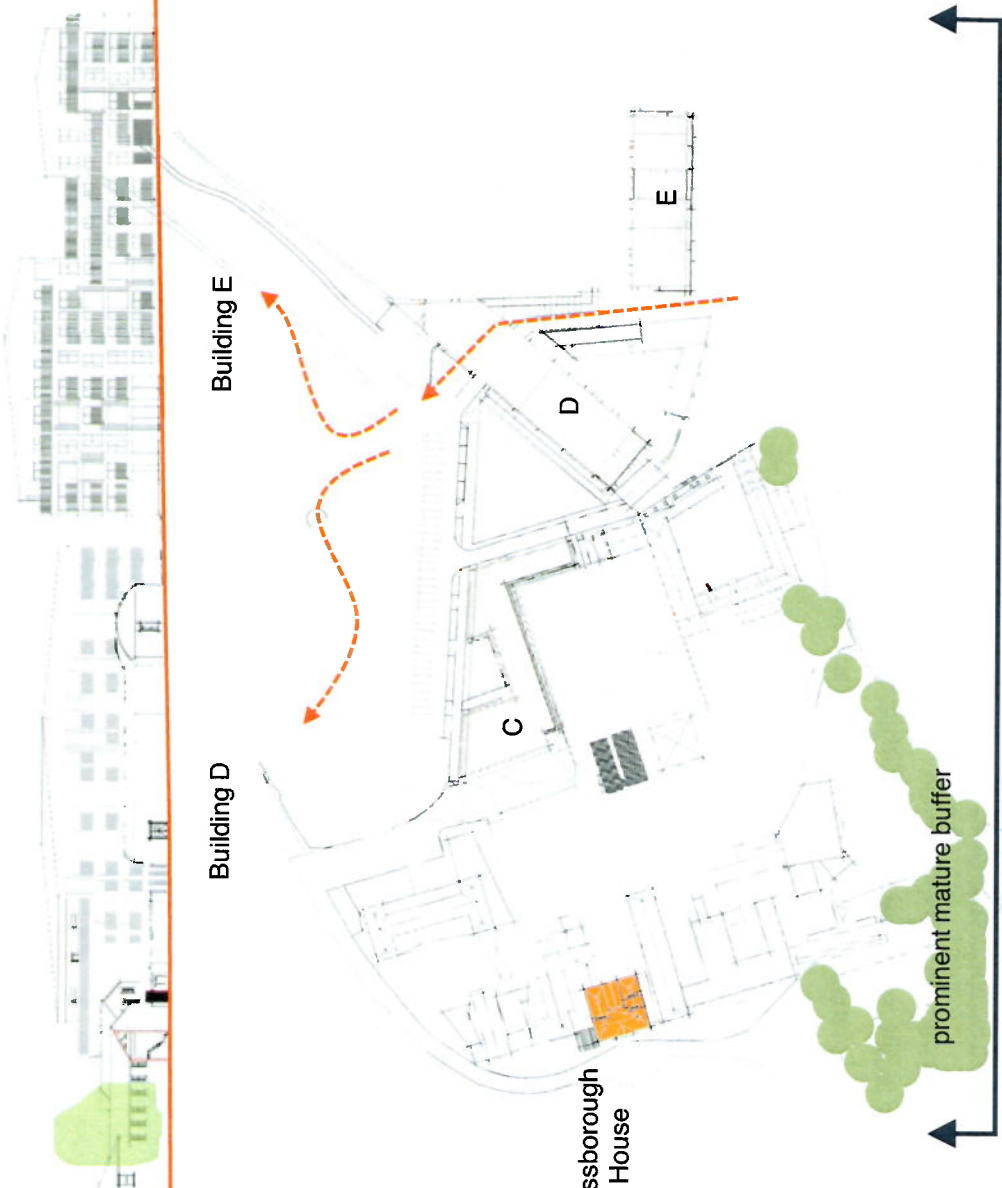




WEST ELEVATION

BUILDING E – 2-DIMENSIONAL ASSESSMENT VERSUS SPATIAL EXPERIENCE

Again, the assessment of the assembly of proposed buildings as viewed from the east presents a significant separation in both distance and reading. The mature boundaries to the east offer a very distinct separation to the legibility and hierarchy on site. Building E's height is justified in its distance from the main house, and the gateway nature of the public access presented at this entry point to the park beyond. The form and materiality of building E offer distinction from the existing lower scale farmyard masonry buildings to the south.



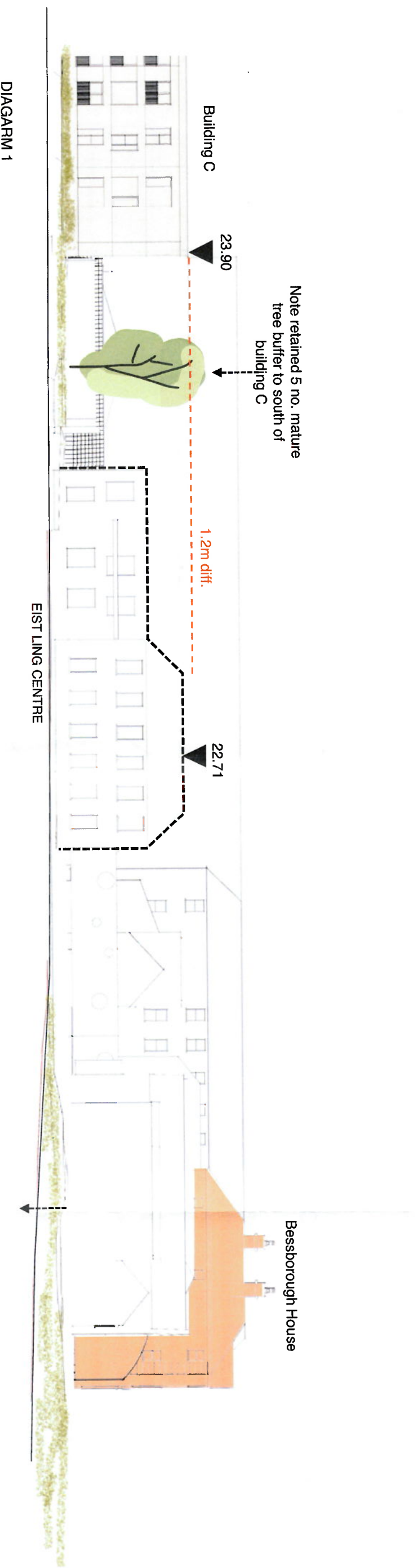


DIAGRAM 1

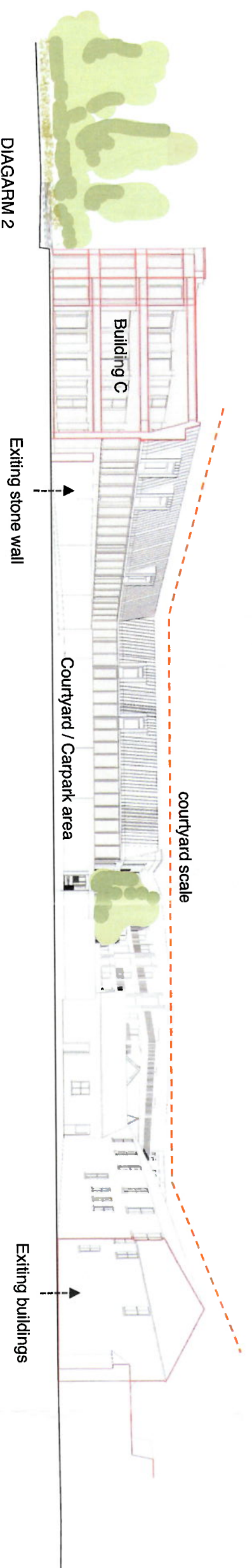


DIAGRAM 2

BUILDING C – 2-DIMENSIONAL ASSESSMENT VERSUS SPATIAL EXPERIENCE.

Bessborough House is currently surrounded by a number of later extensions, some of which compete adversely with the architectural hierarchy of the main house. However, a more recent and well-considered contemporary addition to the south—the EIST LINNG facility (Diagram 1)—integrates successfully within its context. The scale of Building C has been carefully calibrated in response to this nearby precedent.

The retained tree buffer to the south of Building C provides additional mitigation in terms of perceived scale, and it is considered that the proposed relationships do not detract from the visual legibility of Bessborough House.

To the rear, the former courtyard—currently occupied by a car park—is bounded with a respectful sense of scale in relation to adjacent buildings, creating a more defined and coherent enclosure. In this location, Building C incorporates a mansard-style roof form to further moderate its scale (diagram2).

LANDSCAPE & BUILDING C

It is proposed that Building C plays a critical role in providing passive supervision and supporting the activation of the approximately 6 acres of public open space included within the application. In addition, 335 existing trees within the parkland are to be retained, with a further 116 new trees proposed as part of the landscape strategy.

The distribution of new tree planting, together with the positioning of Building C to form a strong and well-defined edge to the park—as acknowledged in the City Architect's Dept report—ensures the retention of a substantial area of woodland for public enjoyment, which is currently held in private, secure ownership.





PEDERSON FOCUS – Viewpoints for stage 2 submission

VISUAL IMPACT ASSESSMENT COMMENT

Due to programme timeline constraints and resource availability and having regard to the relatively minor nature of the adjustments to the building envelopes since the previous SHD Application, the design team utilised the original SHD viewpoint pack prepared by Pederson Focus at Stage 2, with clear declaration of this and annotation identifying areas of adjustment.

For the application stage, updated photography was commissioned and undertaken by newly appointed 3D Design Bureau to align with the earlier viewpoint set. While minor discrepancies may occur between the two sets, the key content relevant to the assessment remains consistent. Additional viewpoints (V10 and V21), as requested at Stage 2, have also been prepared and are included as part of the application.



3D DESIGN BUREAU – Viewpoints for application stage



MASTER PLAN & SCALE INTENT

The existing retained farmyard buildings on site are unique in their linear nature, materiality and barrel vault roofs. This strong identity allows for buildings to present in close proximity without any conflict in reading. Building E is the only building that adjoins a public street edge. The heights of building E support this street edge while also signalling an entry point for the wider public offering of parkland beyond.