



# An Bord Pleanála Opinion Response Report (Architectural Items)

SHIPSEYBARRY

**THE FARM**  
BESSBOROUGH  
BLACKROCK  
CORK

**MARCH 2022**

# foreword

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This document addresses the principle ABP ( An Bord Pleanála) opinion items as set out in the Boards opinion issued in December 2021 that concern Architectural specific responses . Note other response items are addressed across other design team disciplines reports.

Specific to the opinion items addressed in this report are :

**Item 1.**

Masterplan and items thereof.

**Item 2 .**

Potential of impact to Bessborough House and demesne

**Item 7.**

Quality Connection to Greenway

**Item 8.**

Taken in charge areas

**Item 9.**

Proposal relationship to Sacred Heart Convent

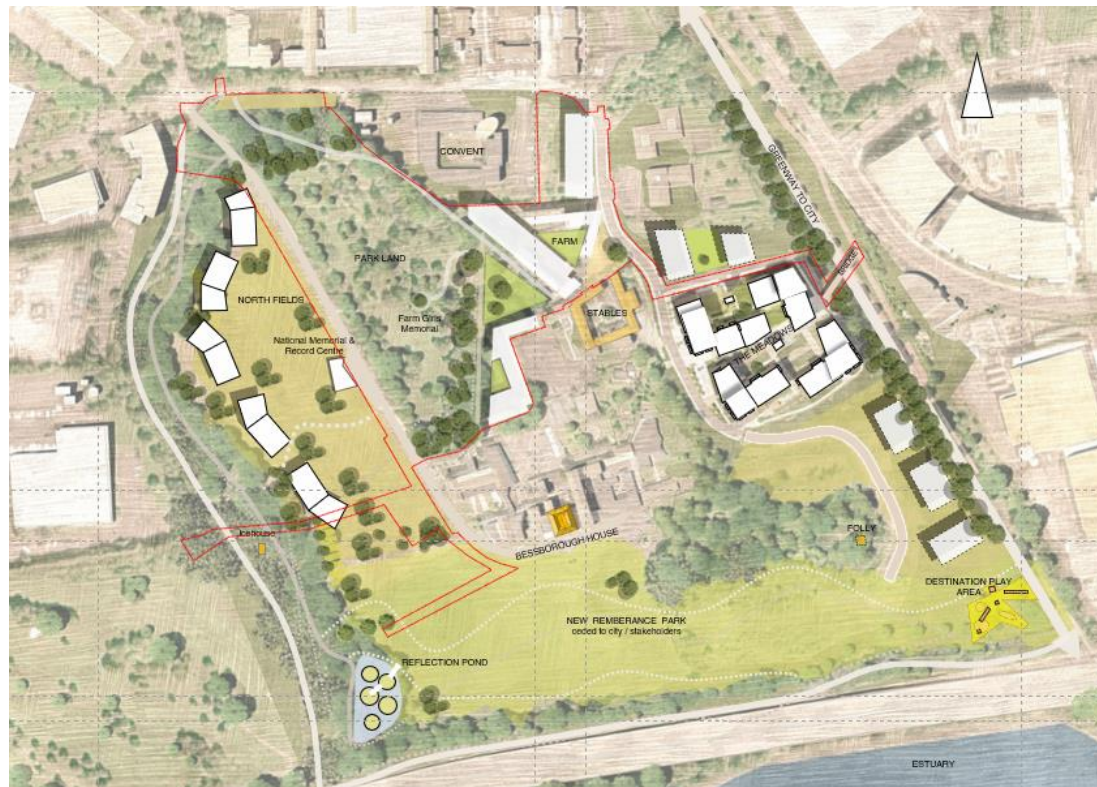
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# ITEM 1.

## MASTERPLAN

*'The application should be accompanied by an appropriately detailed Masterplan / Design Statement which should set out a coherent strategy for the overall development of lands within the prospective applicant's ownership at Bessborough. The Masterplan should describe the overall response to the historic context and landscape setting of the lands, and the relationship between developments within different character areas in terms of their design and layout and the influences thereon.'*

We confirm a full masterplan is presented in the design statement documentation in which historic context and landscape setting of the lands, and the relationship between developments within different character areas in terms of their design and layout and the influences are expanded on .



## ITEM 2.

### POTENTIAL OF IMPACT TO BESSBOROUGH HOUSE AND DEMESNE

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

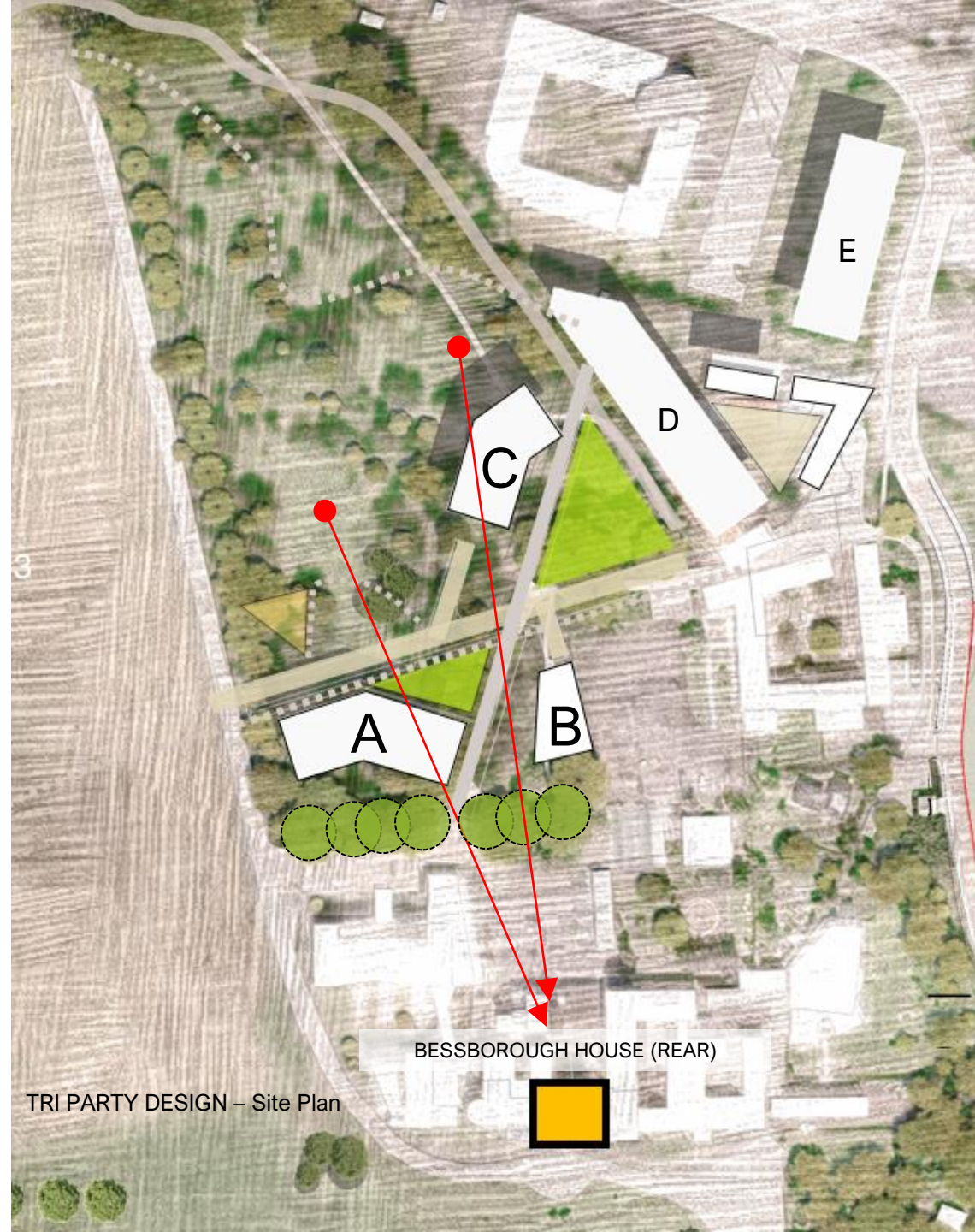
- (i) The potential impact of the development on the relationship and connection between Bessborough House, a protected structure, and its parkland / demesne setting. Regard should be had to the concerns expressed by the PA in their submission to An Bord Pleanála dated 08/10/2021 with regard to the siting of Blocks A, B and C in this regard.*
- (ii) Any works proposed to, or impacts on, the entrance avenue and the original entrance gateway to Bessborough House, including the limestone piers and cast-iron railings and gates.*

ITEM 2.(i) With regard to this specific item , we assume is in response to an extensive discussion around the location of 3 Buildings ( A, B & C as titled at this stage ) located with in the Parkland setting to the North of Bessborough House at Tri- Party submission. Concern was raised by CCC around the potential impacts on visual and physical connection to The main residence. Of note particular direction was given from the City Architect in how the issue may be resolved which the Design team has followed directly in its redesign per the application.





The principle concern expressed by CCC was the potential for the loss of visual connection from the Northern Park to Bessborough House itself which we question given the tallest trees onsite bounding the Southern boundary. This said given the sensitive nature of the site and in particular the clear direction from the City Architect in resolving the design issue , Buildings A is removed and buildings B & A are relocated to the boundary similar to the design approach of D in the Farm.

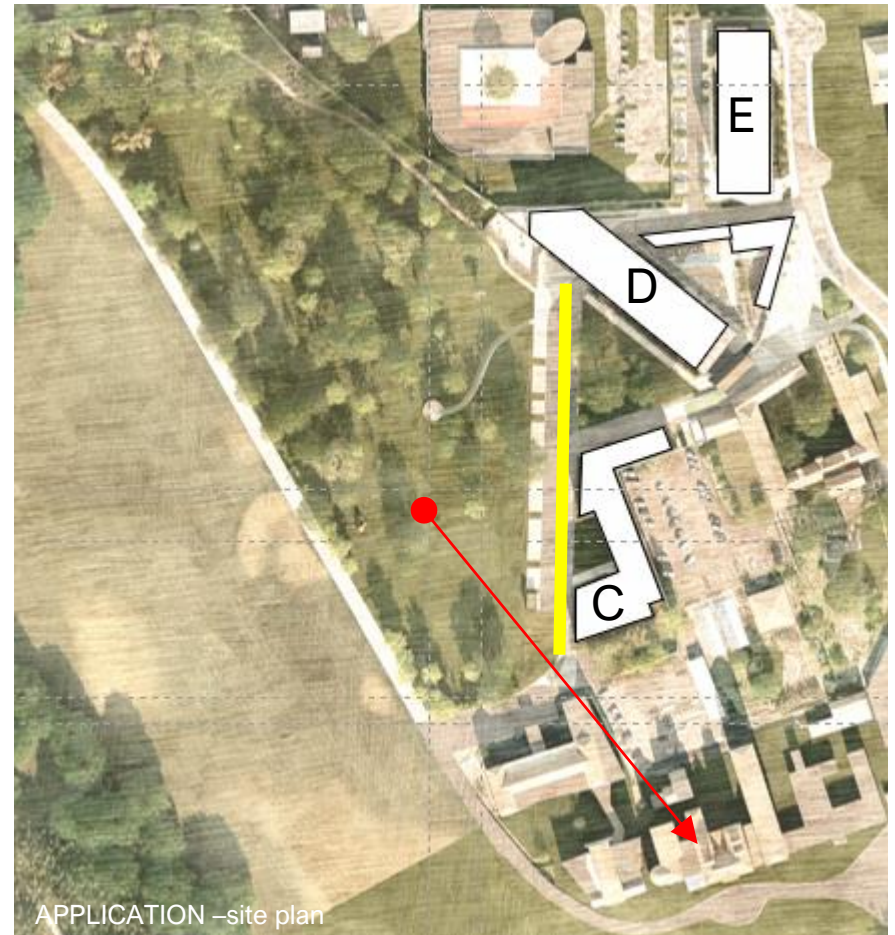




## CITY ARCHITECTS DIRECTION

'...The original Bessborough House and Estate had farm buildings 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.' – City Architect.

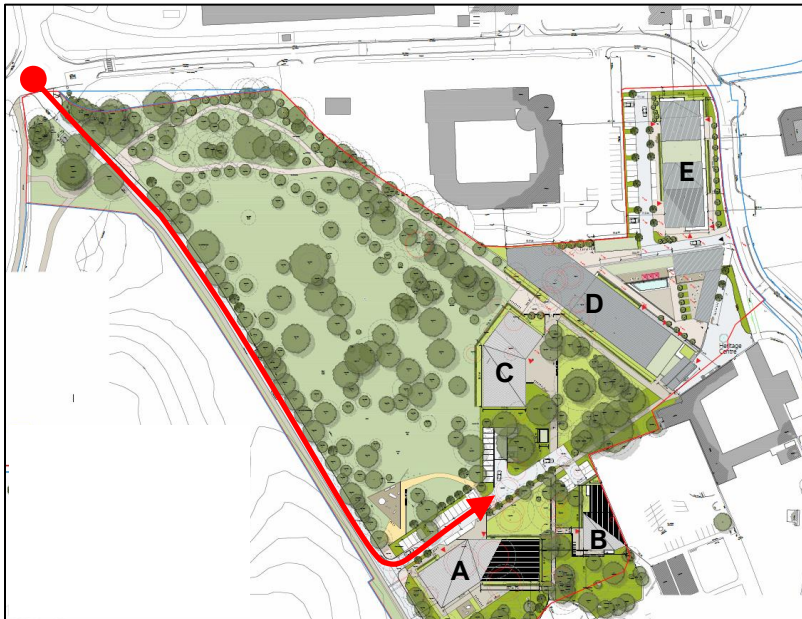
The adjustment is incorporated in the new building C which is 'reconfigured to form an edge to this parkland' while also reducing in scale significantly to 3 storeys in height. This also supports the zoning objective by provision of the former main access from the house to be highlighted (yellow) with a clear edge to the East. Consequently with this alteration and redesign the landscape benefits are clear in the retention of the primary open space of the park setting while additionally giving an historic route more definition and clarity.



ITEM 2. (ii) Any works proposed to, or impacts on, the entrance avenue and the original entrance gateway to Bessborough House, including the limestone piers and cast-iron railings and gates.

(ii) The Tri-Party application proposed access to Buildings A B & C via the main Bessborough House entrance gates and concerns were raised as to capacity of this entrance to accommodate the new arrangement. During the redesign phase of the Parkland buildings and effectively the removal of buildings A & C , the access arrangement was also altered to enter from the East ,negating the need for any upgrades / modifications to the historic gate assembly .

**TRI PARTY DESIGN – Site Plan**



**APPLICATION – Site Plan**





# ITEM 7.

## QUALITY CONNECTION TO GREENWAY

*The application should describe how a convenient and quality pedestrian and cycle connection from the proposed development to the Marina and Blackrock - Passage Greenway to the east can be delivered. The ability to achieve such connection independent of other planned development should be clearly demonstrated. The route of such connections should form part of the Quality Audit undertaken in respect of the proposed development.*

At Tri-party stage a Northern link to the Western Greenway ( scheduled for upgrade ) was proposed and was viewed by CCC as remote and a challenging practical distance to be effective . The Application proposes a much shorter route with a bridge connection to an existing down ramp to the Passage West / City Greenway which we believe is a significant improvement . All these lands are in the applicants ownership and the bridge can be delivered independently from other applications . We confirm this will be assessed in the Quality Audit undertaken



**TRI PARTY DESIGN – Site Plan**



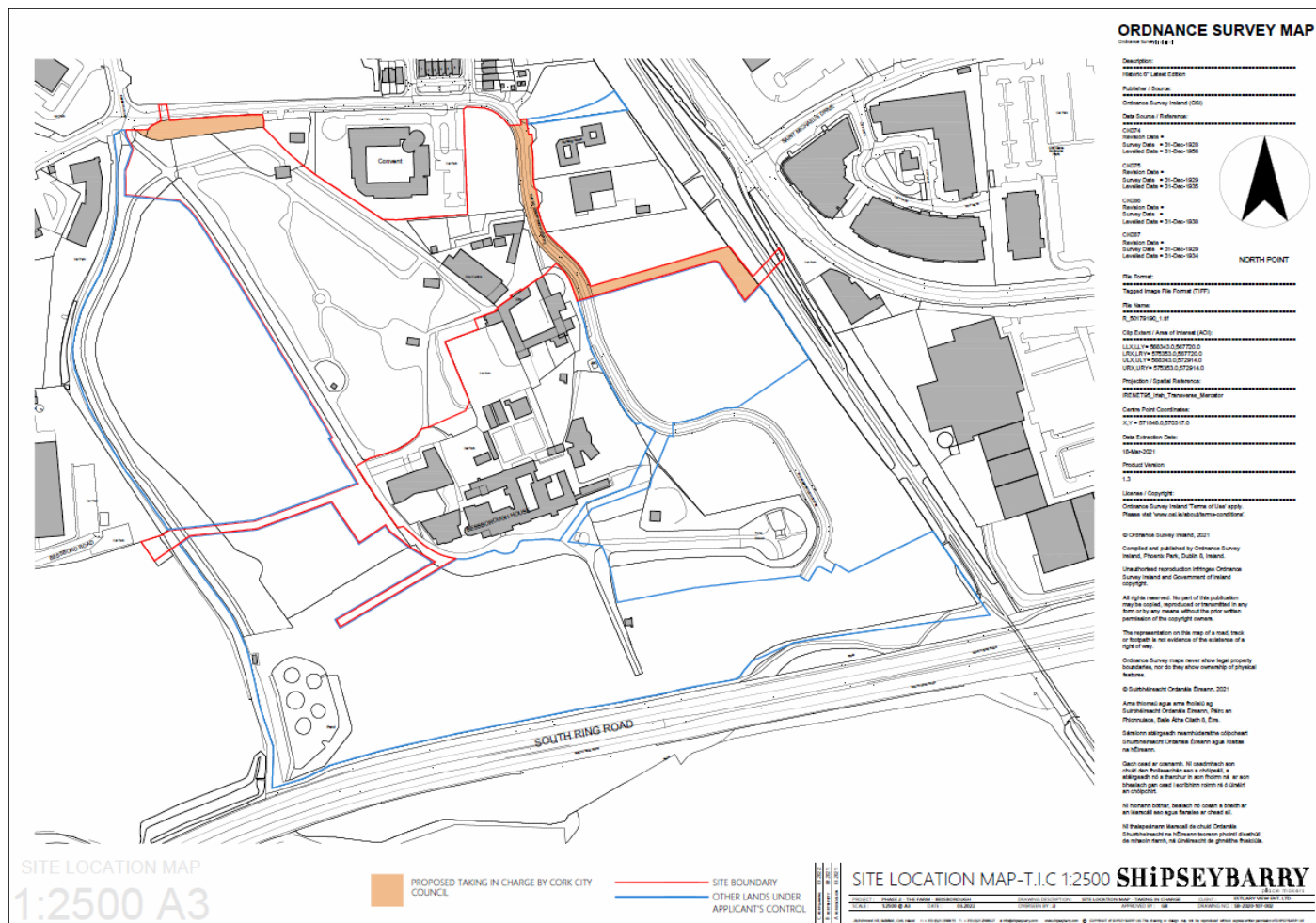
**APPLICATION – Site Plan**





## TAKEN IN CHARGE AREAS

*Details of the areas intended to be taken in charge by the Local Authority should be clearly set out.*



A 'taking in charge drawing has been included in the drawing documentation set as requested

## ITEM 9.

### PROPOSAL RELATIONSHIP TO SACRED HEART CONVENT

*Detail of the relationship of Buildings D and E at The Farm with adjoining lands at the Sacred Heart Convent and the potential for overlooking or impacts on the amenities thereof should be clearly described.*



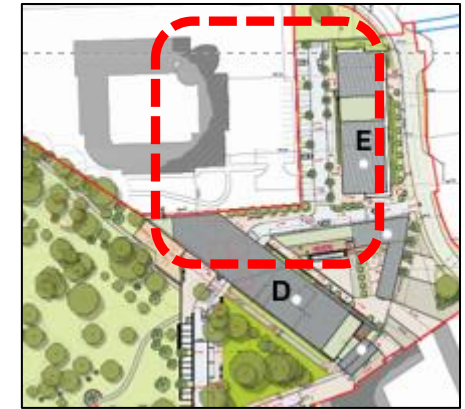
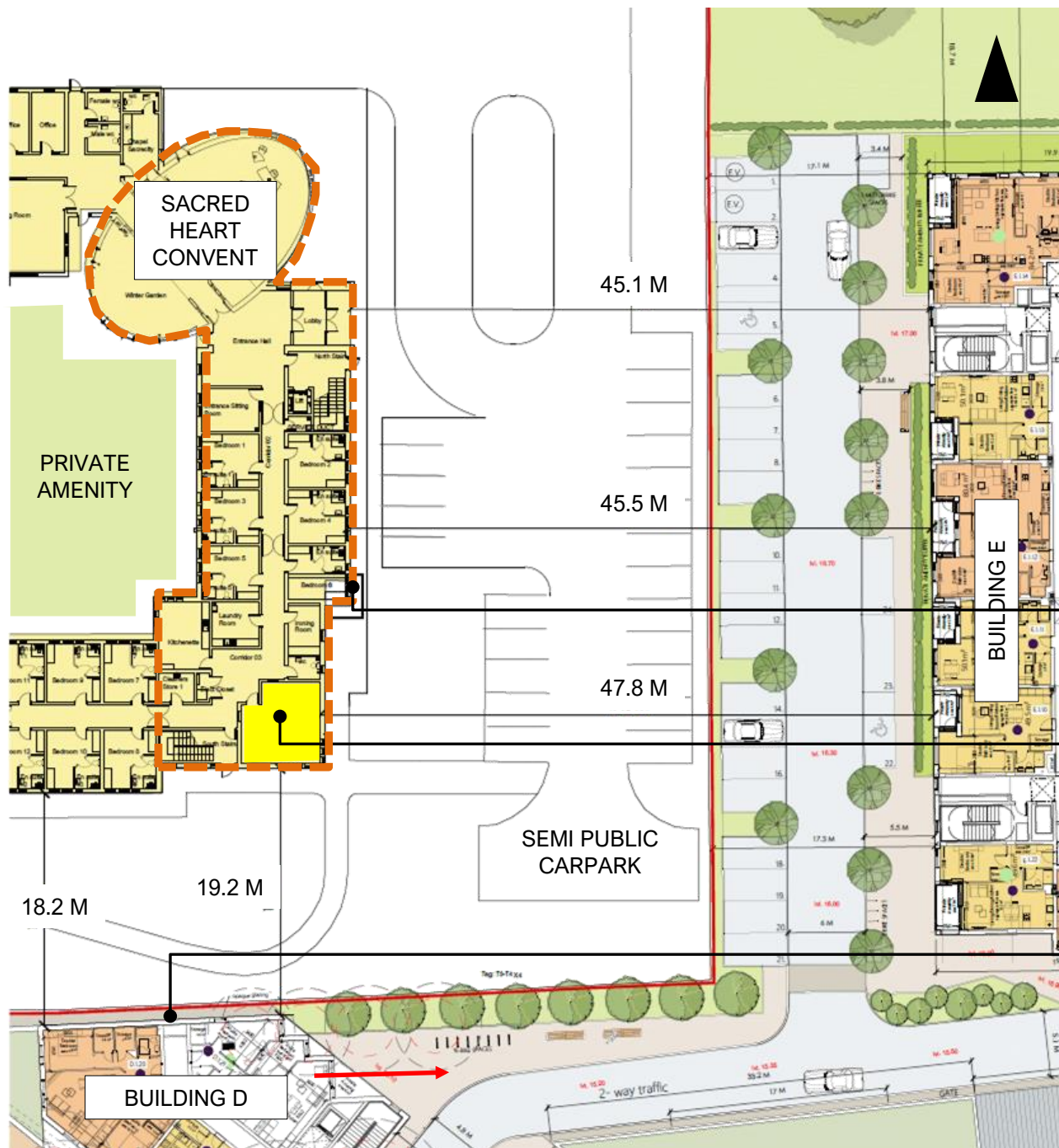
The application proposal considers the Sacred Heart Convent relationship individually for each building D & E .

Building D in the closest in proximity to the Convent to the North at an 18 m face to face building relationship. For this reason the Northern end wall is predominantly blank with no overlooking form apartments . Limited glazed elements to end of corridors is are provided which are fully obscured /frosted glazing. The building meets the boundary . The building dips to 4 storeys at this boundary point .

Building E 's west facing balconies are approximately 45 m away from the building face of the convent building . Notably to the West is the applications carpark and then the Convent carpark beyond . The Convents primary amenity space is contained with in a central courtyard area

A full sectional analysis drawing with some additional drawings contained over leave is contained with in the drawing Pack



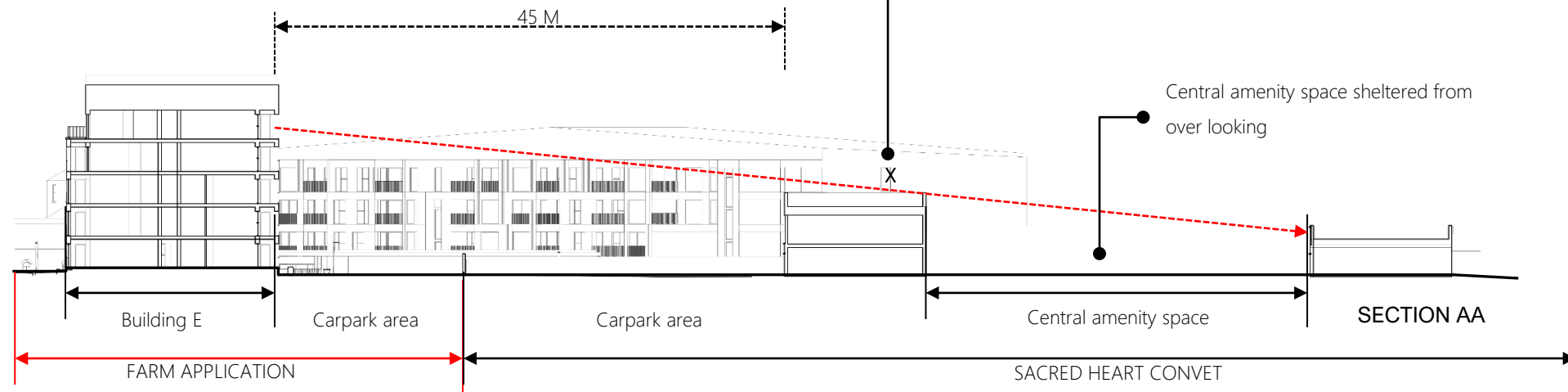
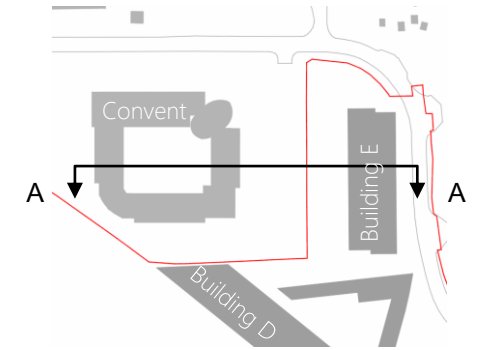
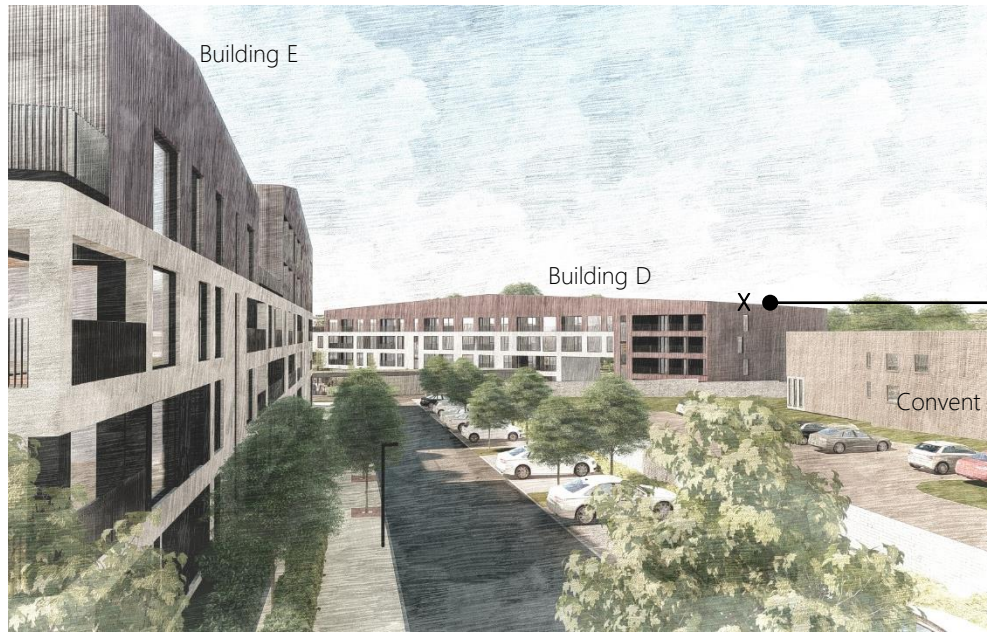


Study area

Two storey element of predominantly single storey building .

Sacred Heart Convent Residents dayroom

apartments to the North Face of Building D have blank Northern walls preventing over looking. Limited bedroom windows have opaque glazing to negate overlooking .



- Building D (in background – Note blank wall facing
- convent with limited opaque / obscured glazing  
bedroom marked 'X'





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