



## Cork City Council

Development Management, Strategic Planning and Economic Development  
Directorate

### Pre-Planning Record of Minutes

Section 247 (2) of the Planning & Development Act 2000 (as amended) states “*the planning authority shall advise the person concerned of the (1) procedures involved in considering a planning application including any requirements of the permission regulations, and shall, as far as possible, indicate (2) the relevant objectives of the development plan which may have a bearing on the decision of the planning authority.*”

#### GENERAL INFORMATION

1. Date Requested/Date Held		10/06/2021
2. Email/Meeting/Telephone	Online TEAMS Meeting	
3. Site Location/Site Address	Bessboro, Ballinure, Blackrock, Cork	
4. Person Requesting Meeting	Harry Walsh (HW Planning)	
5. Applicant	Estuary View Enterprises 2020 Limited (EVE)	
6. Person's Interest in Land/Letter of Consent	Owner	

#### ATTENDEES

Cork City Council	Lucy Teehan Eoin Cullinane Tony Duggan Cathy Beecher Simon Lyons Pat Ruane Fiona Redmond Ciara Brett Liam Casey
Agent	Harry Walsh (HW Planning) Deirdre Tobin (HW Planning) Glen Barry (Shipsey Barry) Ilsa Rutgers (Ilsa Rutgers Landscape Architects) Diarmuid O'Brien (JB Barry) John Cronin (John Cronin Conservation)
Applicant	Liam Ormond (EVE)

#### DOCUMENTATION SUBMITTED

Yes	Site layout, proposed plans and elevations, additional documentation
-----	--

#### BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL

233 residential apartments contained in 6 buildings ranging from 1 to 5 storeys in height.
--

#### SITE PLANNING HISTORY

Planning Reference: n/a	An Bord Pleanála Appeal: n/a
Final Decision: n/a	If Refused, Reasons for Refusal: n/a

APPLICANT MUST READ COMMENTS BELOW IN CONJUNCTION WITH & REFER TO **CORK CITY DEVELOPMENT PLAN:**  
[WWW.CORKCITYDEVELOPMENTPLAN.IE](http://WWW.CORKCITYDEVELOPMENTPLAN.IE) OR VIEW HARD COPY AT COUNTER/CITYLIBRARIES

#### KEY DEVELOPMENT PLAN OBJECTIVES: OTHER INFORMATION

- Lucy Teehan (LT) confirmed, from documents submitted, that proposal meets the criteria for applying through the SHD process
  - *SHD Criteria: 100 or more houses on land zoned for residential use & less than 15% or 4500m<sup>2</sup> for other uses*
  - *Proposed Development: 233 residential units*
- Harry Walsh (HW) introduced the scheme and indicated that the proposed development would be applied for through the SHD process.
- HW stated that ongoing consultations were taking place regarding legacy issues and that some initial discussions had taken place with survivors groups and a meeting is hoped to be held in the coming weeks regarding same. Initial indications were that there were no objections in principle.
- Fiona Redmond (FR) indicated that comments relating to legacy issues discussed in previous SHD on adjacent site by the same applicants were still relevant
- LT gave an overview of the zoning policies for the proposed development site, in particular with reference to Blocks A-D being within the Landscape Preservation Zone (LPZ) and Blocks E & F being located across both Landscape Preservation Zone and Residential zoning
- Liam Casey (LC) stated that the LPZ is one of only two located within Cork City and is of great importance
- LC also stated that some areas of the site were located within an Area of High Landscape Value.
- LC indicated concerns in relation to development in the highly tree-covered areas of the site, and particularly the resultant tree-felling proposed
- LC stated that the development in the North-East corner would be considered acceptable in principle
- LC further stated that there would be concerns relating to any development within the Heritage Park area.
- Ilsa Rutgers (IR) stated that 335 trees had been surveyed and that a number of these were considered of low-value status.
- IR indicated that approx. 10% of the trees would need to be felled to allow for the development and stated that Shipsey Barry had designed the development to retain as many trees as possible

- IR indicated that approximately 30 trees would be impacted by proposed development
- LC stated that the impacts on the trees is only one element of concern and that the impact on the overall space/landscape is of great concern
- LC indicated that the character of the LPZ would be changed by the proposed development and this was not considered acceptable
- Pat Ruane (PR) indicated that, so far, the original domain of Bessboro hasn't been built upon and discussed the original entrance way to the building and it's location.
- PR indicated that this historical perspective would be an integral part of the Bessboro domain
- HW stated that buildings A to D are located within this area and that the scheme will be reviewed accordingly.
- HW said that the above comments would be given great consideration
- PR stated that the locations of buildings E and F are considered acceptable
- PR indicated some concerns in relation to the design of these buildings and that the scale and design should be reviewed to respect adjacent stone buildings
- Glen Barry (GB) stated that they will review the proposed development in line with the above comments
- Tony Duggan (TD) raised concerns regarding the ground floor treatment of Blocks E & F and indicated that the design can be different at ground floor level to upper floors.
- TD stated that the concerns relate to the backs and fronts and that the private open space may be compromised and there may be issues with the public and private areas
- TD stated that overall, the architectural design is fine, just the ground floors should be reviewed
- IR indicated that level changes/vegetative screening may fix the above issues
- HW stated that the above comments will be taken on board when revising the scheme
- Ciara Brett (CB) indicated that there is not a big archaeological concern in relation to the site.
- CB stated that a Historic Building Record should be undertaken, preferably prior to application
- CB agrees with the previous concerns raised in relation to development within the LPZ
- CB stated that legacy issues should be addressed and developed if application proceeds to application stage

- HW indicated that there will be a detailed response with regards to the legacy issues and will give details regarding any discussions with survivors' groups regarding same
- HW stated that any application will give a full detailed report on historical uses of the subject site
- John Cronin (JC) stated that a Historical Building Record will be carried out
- JC stated that the functional nature of the Bessboro farm would be detailed in the application
- CB indicated that it would be important to ensure legacy issues raised in recently published reports and the recent oral hearing are detailed and discussed in any planning application
- JC indicated that details would be included and queried Cork City Councils involvement in assessing legacy issues regarding planning applications
- HW stated that, based on the above comments, if the scheme is revised and only included Blocks E and F then it is likely to be below SHD threshold (approx. 87 units)
- Cathy Beecher (CB) stated that very little details regarding traffic had been submitted
- HW stated that MHL would be reviewing traffic element and will prepare a TTA
- CB indicated that the TTA should ensure all details regarding adjacent/proposed developments are included to allow a full, cumulative assessment
- HW agreed this would be included
- LT indicated that Part V conditions would apply and to ensure these are included if progressing to application stage
- HW indicated that all of the above comments would be reviewed and the scheme may be revised based on same, and that any revisions would be further discussed with Cork City Council

	SIGNATURE	DATE
Eoin Cullinane, AP, Cork City Council.		10/06/2021

*The applicant is advised in accordance with **Section 247** (3) of the Planning and Development Act 2000 (as amended), that “the carrying out of any consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act & cannot be relied upon in the formal planning process or in legal proceedings”.*