

12/03/2018 c. 15.00

Meeting

Previous pre-application consultation 06/02/2018 refers.

CORK CITY COUNCIL

- Kevin Lynch, Senior Planner (Development Management)
- Kevin O'Connor, Senior Executive Planner (DM)
- Mary Doyle, Executive Planner (DM)
- Edith Roberts, Senior Engineer (Transportation and Mobility)

PROSPECTIVE APPLICANT

- Harry Walsh, Harry Walsh Planning
- Bernard Dwyer, Harry Walsh Planning
- Conor Kinsella, O'Mahony Pike Architects
- Mary Aird, O'Mahony Pike Architects
- Chris Collins, O'Mahony Pike Architects
- Niall Harte, ARUP

TYPE OF CONSULTATION

Strategic Housing Development pre-application consultation under section 5(2) of the Planning and Development (Housing) and Residential Tenancies Act, 2016 and section 247 of the Planning and Development Act, 2000 as amended.

PROPOSED DEVELOPMENT

As for previous pre-application consultation with the following modifications / amendments:

- Tall building now 19 storeys (previously 13 storeys)
- Now 403 units, which might 'possibly drop by 12 or so' as design is refined (previously 358)
- Roughly same number as car parking spaces as previous
- Neighbourhood Centre now 4 and 6 storeys (previously 4 storeys)
- N.C. now with 60 residential units including full Part V provision
- N.C. incl. 3 ground floor retail units 600, 155 and 131m² + 400m² crèche and front and rear surface parking

RECORD OF CONSULTATION

- (1) The applicant (CK and HW) outlined provided a detailed description of the revised proposed development.
- (2) The applicant (CK) outlined that a meeting had been held with the City Architect in relation to the design of the tall building and other design matters.
- (3) The applicant (HW) stated that CCC (Alison O'Rourke, AO Housing) is satisfied with approach to provide all Part V units in the N.C.
- (4) The applicant (NH) stated that discussions were ongoing with CCC (incl. ER) in relation to traffic matters.
- (5) CCC (KO) noted proposed modified scheme and reiterated relevant comments from previous meeting. KO advised that the new 2018 Apartment Guidelines issued today must be applied and that, as previously mentioned, all relevant development objectives in the City Development Plan and Mahon LAP must be met. KO advised further that cumulative impacts with the other major extant permission on Jacob's Island must be taken into account.

END OF MINUTE

KEVIN O'CONNOR
SENIOR EXECUTIVE PLANNER

06/02/2018 c. 14.30

Meeting

CORK CITY COUNCIL

- Kevin Lynch, Senior Planner (Development Management)
- Kevin O'Connor, Senior Executive Planner (DM)
- Mary Doyle, Executive Planner (DM)
- Jeremy Ward, Senior Executive Planner (Planning Policy)
- John A Murphy, Clerical Officer (DM, Planning)
- Tony Duggan, City Architect
- Adrian Quinn, Executive Engineer (Drainage Division)
- Edith Roberts, Senior Engineer (Transportation and Mobility)
- John Stapleton, A/Senior Engineer (Roads Design)
- Gillian O'Sullivan, Executive Engineer (Roads Design in Planning)
- Alison O'Rourke, Administrative Officer (Housing)
- Keith Gahan, Executive Engineer (Water Services)
- Rory Lucey, Senior Executive Engineer (Water Services)

PROSPECTIVE APPLICANT

- Harry Walsh, Harry Walsh Planning
- Bernard Dwyer, Harry Walsh Planning
- Conor Kinsella, O'Mahony Pike Architects
- Susan Dawson, O'Mahony Pike Architects
- Chris Collins, O'Mahony Pike Architects
- Niall Harte, ARUP

TYPE OF CONSULTATION

Strategic Housing Development pre-application consultation under section 5(2) of the Planning and Development (Housing) and Residential Tenancies Act, 2016 and section 247 of the Planning and Development Act, 2000 as amended.

PROPOSED DEVELOPMENT

The proposed development involves Phase 8 and Phase 9 of the larger Jacob's Island development site and includes the site zoned as a Neighbourhood Centre in the current Cork City Development Plan.

- Either a build-to-rent or standard residential development
- 6 buildings overall: 6-13 storeys with lower 4-storey element at Neighbourhood Centre
- 358 apartments (will result in approx. 697 dwellings on overall Jacob's Island development site)
- Proposed residential density at approx. 42 dwellings per hectare
- 9% studios, 19% 1-bed, 69% 2-bed, 4% 3-bed ('future flexibility', i.e. 2x studios = 1 no. 2-bed apartment)
- Proposals 'more generous' than current apartment guidelines (Draft 2017)
- 500-600m² 'local store' on Neighbour Centre site
- Crèche proposed for around 80+ children capacity
- Minimal increase in overall permitted car parking
- 'Tall building' will be 13 storeys, slenderness ratio of 3:1, twice height of adjacent 6-storey building
- Open space along 'Mahon walk' as well as hard-surfaced areas and play areas

RELEVANT PLANNING POLICY & PLANNING HISTORY

- City Development Plan 2015
 - ZO 9 Neighbourhood Centres
 - ZO 20 Mixed Use Zoning Jacob's Island

- Objective 14.1 *Mahon Local Area Plan*
- Objective 16.8 *Tall Building in South Mahon*
- Mahon Local Area Plan 2014
- Planning history includes following constructed or extant permitted developments relating to the full or part of the greater Jacob’s Island development site* (not full planning history):
 - TP 00/24609 – 431 units @ ≈26 dph (‘parent permission’)
 - TP 05/29340 – 459 units @ ≈28 dph
 - TP 05/29373 – 487 units @ ≈30 dph
 - TP 14/36170 – 486 units @ ≈30 dph

339 units constructed on site* @ ≈21 dph

Proposed additional 358 units will result in 697 units on site* @ ≈42 dph

* greater Jacob’s Island development site to which ‘parent permission’ relates

RECORD OF CONSULTATION

- (1) CCC (KL) opened the meeting and outlined procedural issues in terms of SHD applications and the role of the planning authority.
- (2) The applicant (CK and HW) outlined that the purpose of the meeting was *inter alia*:
 - to ascertain whether the residential mix and density is acceptable,
 - to establish whether the tall building requirement under the CDP and LAP is being satisfied, and
 - to determine whether plans for the occupation of the neighbourhood centre are acceptable.
- (3) The applicant (CK and HW) provided a detailed description of the proposed development and outlined the key planning issues from the applicant’s perspective. A discussion following on the following main issues:

Key Planning Issue

Matters arising and issues for discussion

- | | |
|-------------------------|---|
| (i) Planning compliance | <ul style="list-style-type: none"> • Uses conform with the relevant CDP zoning objectives • The development falls within ‘tranche 1’ of the Mahon LAP • No major issues identified with only residential uses within the ZO 20 Mixed Use Zoning Jacob’s Island • 500-600m² local store proposed in Neighbourhood Centre (in response to previous An Bord Pleanála refusal on site) – no “discount store” proposed; no major objections. • However, CCC (JW) stated that market advice should be sought on the viability of smaller units in the N.C. The applicant (HW) advised that such units are not viable. • No objection to proposed residential uses over N.C. local store • Proposed density of 42 dph is appropriate |
| (ii) Building Height | <ul style="list-style-type: none"> • Applicant set out that 16-20 storeys ‘as per CDP’ for tall building is ‘not viable. 13 storeys is proposed. CCC (JW) confirmed that ‘16-20 storey’ CDP height is a maximum not a minimum stipulation. No objections in principle to 13 storeys subject to other relevant considerations. • 6-7 storeys adjacent to tall building to achieve CDP height relationship objective. • Slenderness ration to be 3:1 as per CDP requirement |
| (iii) Traffic | <ul style="list-style-type: none"> • Applicant (NH) has liaised with CCC (ER) in relation to Traffic and Transportation Assessment |

Key Planning Issue	Matters arising and issues for discussion
	<ul style="list-style-type: none">• Applicant (NH) outlined traffic issues and mitigation measures proposed• CCC (JS) stated that TII will have to be consulted.• Possible physical works required to junctions and / or Mahon Link Road to accommodate proposed development.• CCC (JS) stated that the proposed bus lane (mitigation measure) was desirable but was unlikely to radically alter modal split, and queried how it would be implemented. Also queried the possibility of a separate bus service from the N40; applicant (NH) stated that this was an issue for TII but would investigate this. Applicant (HW) also stated that levels were challenging to accommodate this. CCC (ER) stated that this warrants further consideration. CCC (GO'S) advised applicant that it would be preferable to resolve this issue at planning authority pre-application consultation stage.
(iv) Services (Irish Water)	<ul style="list-style-type: none">• CCC advised that IW will be seeking connection agreements and the applicant advised that a pre-enquiry to IW was imminent.
(v) Design / landscaping	<ul style="list-style-type: none">• There was a general discussion (CCC, TD) around the building typology and landscaping proposals. Particular care should be taken with residential units over the N.C. potentially overlooking the crèche.
(vi) Part V	<ul style="list-style-type: none">• 10% provision ≈ 34 units, all proposed in N.C. block. No decision yet on whether an Approved Housing Body would be involved, or whether the units would be leased or sold. No major objections in principle from CCC. However, final details to be agreed.
(vii) Environmental screening	<ul style="list-style-type: none">• EIA screening; a matter for An Bord Pleanála however applicant stated that they will screen for EIA but in their view the development is considered to be below threshold for EIA.• AA screening; a matter for An Bord Pleanála however applicant stated that screening report is being prepared. CCC (KO) noted proximity to SPA. CCC (JW) advised that NPWS should be consulted.
(4) Visual Impact Assessment briefly discussed, CCC (KO) and applicant (BD) to agree on scope of VIA (i.e. location of viewpoints to be assessed).	
(5) CCC (KL) summarised the main issues stating that the planning authority was supportive of the principle of the proposed development in general terms but that some issues require further detail and consideration.	
(6) CCC (KL) closed the meeting, inviting the applicant to engage in a second pre-application consultation meeting with the planning authority while noting the time pressures involved. The applicant (CK) stated that a seeking meeting was likely to be sought within '2 or 3 weeks'.	

END OF MINUTE

KEVIN O'CONNOR
SENIOR EXECUTIVE PLANNER

Date: 20/04/2018

Ref : ABP-301345-18

Re: 382 no. Apartments at Jacobs Island, Mahon, Cork.

Relevant historical planning applications

00/24609	PL28.122739
05/29373	
05/29900	
05/30294	
06/30618	
07/32288	PL28.228312
07/32647	PL 28.228153
07/32686	PL 28.232275
08/33526	PL28.232675
13/35575	PL 28.242701
14/36170	