Comhairle Cathrach Chorcai
Cork City Council

Application for Planning Permission

Confidential Contact Information
(To be completed for all applications)

- The applicant(s) address **must** be submitted on this page.
- This section will not be published on the internet as part of the planning file.
- **Only one copy of Section 1 of the application form needs to be submitted**

1.1.Applicant: (from Question 5 of the Application Form)

Applicant 1		Applicant 2	
Address (Required)	Glandore, 3rd Floor, City Quarter, Lapp's Quay Cork.	**Address (Required)**	
Eircode	T12 Y3ET	**Eircode**	
Contact No.	Refer to agent	**Contact No.**	
Mobile No.		**Mobile No.**	
Email Address	Refer to agent	**Email Address**	

1.2. Person/Agent acting on behalf of the Applicant (if any):
(From Question 7 of the Application Form)

Name:	Conor Frehill
Address:	HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Cork
Eircode	P31 KP84
Contact No.	021-4873250
Mobile No.	N/A
Email Address	info@hwplanning.ie

Should all correspondence be sent to the above address? Tick √appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)

YES	√	**NO**	

1.3. Person responsible for preparation of Drawings and Plans:
(From Question 8 of the Application Form)

Name:	Glen Barry
Address:	ShipseyBarry, 28 Richmond Hill, Cork, T23 F8DH
Eircode	T23 F8DH
Contact No.	(021) 239 8827
Mobile No.	
Email Address	info@shipseybarry.com

1.4. Contact details of Company: Where Applicant is a Company registered under the CompaniesActs (1963 to 2017)
(From Question 6 of the Application Form)

Applicant Address:	**See below**
Registered Address of Company:	Glandore, 3rd Floor, City Quarter, Lapp's Quay Cork.
Eircode	T12 Y3ET
Contact No.	Refer to agent
Mobile No.	
Email Address	Refer to agent

1.5. Owner (required where applicant is not the owner):
(From Question 10 of the Application Form)

Name:	**See below**
Address:	Applicant is the landowner.
Eircode	
Contact No.	
Email Address	

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application. These details will not be made available to any third party with the exception of An Bord Pleanala for the purpose of administering the appeal.

PLANNING APPLICATION FORM

COMHAIRLE CATHRACH CHORCAÍ

Fón/Tel: 021-4966222
Líonra/Web: www.corkcity.ie
R-Phost/E-mail: planning@corkcity.ie

CORK CITY COUNCIL

Development Management
Community, Culture & Placemaking,
City Hall,
Cork.

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION:

Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.

Please ensure that all necessary documentation is attached to your application form.

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.

Applicants should therefore contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at https://www.corkcity.ie/en/council-services/public-info/gdpr/.

We request that you read these as they contain important information about how we process personal data.

PLANNING APPLICATION FORM

1. Name of Relevant Planning Authority: Cork City Council

2. Location of Proposed Development:

Postal Address **or** Townland **or** Location (as may best identify the land or structure in question)	**Bessborough, Ballinure, Blackrock, Cork.**
Ordnance Survey Map Ref No (and the Grid Reference where available)☐	**1:1000 series: 6428-05, 6383-25, 6429-01**

3. Type of planning permission (please tick appropriate box):

[x] Permission

[ ] Permission for retention

[ ] Outline Permission

[ ] Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission: N/A

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: ____/____/_____

5. Name of Applicant:

Name(s)	**Estuary View Enterprises 2020 Limited**

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017):

Name(s) of company director(s)	**Greg McGinn**
Company Registration No.	**673252**

7. Name of Person/Agent acting on behalf of the Applicant (if any):

Name	**Conor Frehill – HW Planning**

8. Name of Person responsible for preparation of Drawings and Plans:

Name	**Glen Barry**
Firm / Company	**Shipsey Barry Architects, 28 Richmond Hill, Cork**

9. Description of Proposed Development:

Brief description of nature and extent of development[4]	Estuary View Enterprises 2020 Limited, intend to apply for planning 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.

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	**A.** *Owner* **x**	**B.** *Occupier*
	C. *Other* **x**	
Where legal interest is 'Other', please expand further on your interest in the land or structure	**Estuary View Enterprises 2020 Limited own the majority of the subject development lands. Cork City Council are in ownership of lands to the north and west necessary to accommodate access and servicing upgrades. Lands to the east of the site**	

	necessary for the provision of the pedestrian/cycle bridge over the Passage West Greenway are in the ownership of Cork County Council and the Control of Cork City Council.
If you are not the legal owner, please state the name of the owner and supply a letter from the owner consenting to the making of this application.	Cork City Council, City Hall, Anglesea Street, Cork Cork County Council, County Hall, Carrigrohane Road, Cork.

11. Site Area:

Area of site to which the application relates in hectares	5.08 ha redline boundary. 1.46ha developable area.

12. Where the application relates to a building or buildings:

Gross floor space[5] of any existing building(s) in m²	1,582m²
Gross floor space of proposed works in m²	14,676.4 m2
Gross floor space of work to be retained in m² (if appropriate)	499m2
Gross floor space of any demolition in m² (if appropriate)	1,083m2

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in m²
Creche	**240.8m2**
Residential (including bin/bike stores and undercroft parking areas)	**14,435.6 m2**

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Apartments	**0**	**70**	**69**	**1**	**0**	**0**	**140**
Number of car-parking spaces to be provided	Existing: **0**		Proposed: **54 + 4 creche drop-off**			Total: **58**	

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use[6] (or previous use where retention permission is sought)	**Urban greenfield land & disused agricultural /residential structures**
Proposed use (or use it is proposed to retain)	**Residential development with creche and public park**
Nature and extent of any such proposed use (or use it is proposed to retain)	**Refer to Planning Statement**

16. Social and Affordable Housing

Please tick appropriate box	**Yes**	**No**
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?[7]	√	
If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related	**See accompanying Part V Proposal/Costs & Methodology prepared by HW Planning.**	

costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act. If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000[8], please submit a copy of the Certificate of Exemption under section 97 (or, where an application has been made but has not yet been decided, please submit a copy of the application). If the answer to the above question is "no" by virtue of section 96(14) of the Planning and Development Act 2000[9], please submit details indicating the basis on which section 96(14) is considered to apply to the development.	
Date the lands subject of the application were purchased by the applicant?	**30/06/2020**

17. Development Details

Please tick appropriate box	***Yes***	***No***
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		**X**
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		**X**
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994[10]		**X**
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		**X**
Does the proposed development require the preparation of an Environmental Impact Statement[11]? **A sub-threshold EIAR has been prepared in relation to the overall masterplan lands.		**X****

Does the application relate to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence issued by the Environmental Protection Agency (EPA)?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Industrial Emissions Directive Licence issued by the Environmental Protection Agency (EPA)?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any habitable house[12]? **** It includes a disused log cabin residential structure.		X**

18. Site History

Details regarding site history (if known)
Has the site in question ever, to your knowledge, been flooded? Yes [ ] No [X] If yes, please give details e.g. year, extent. Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [x] No [ ] If yes, please give details. The lands within the wider Bessborough Estate are frequently subject to illegal dumping.
Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [x] No [ ]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.:_ ABP-313206-22 _____ Date:04/04/2022
CCC 03/27028 ABP - PL 28. 203096. 04/04/2003
CCC 05/30165 12/10/2005

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.
N/A

Is the application for the same development or for development of the same description as an application for permission for development which is the subject of an appeal to An Bord Pleanála?

Yes [ ] No [X]

An Bord Pleanála Reference No.: _____

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development [14]?

Yes [X] No [ ]

If yes, please give details:

(a) LRD Section 247 Consultation with Planning Authority
Reference: LRD 86/24
Meeting date(s): 05/07/2024

(b) LRD Opinion Meeting with Planning Authority:
Reference: LRD25-10
Meeting date(s): 29/10/2025

Persons involved : **See minutes submitted.**

20. Services

Proposed Source of Water Supply

Existing connection [ ] New connection [x] Public Mains [x] Group Water Scheme [ ] Private Well [ ] Other (please specify): **See enclosed submission prepared by Egis Consulting Engineers.** *Name of Group Water Scheme (where applicable)* _____
Proposed Wastewater Management/Treatment
Existing [ ] New [x] Public Sewer [x] Conventional septic tank system [ ] Other on-site treatment system [ ] Please specify **See enclosed submission prepared by Egis Consulting Engineers** _____
Proposed Surface Water Disposal
Public Sewer/Drain [x] Soakpit [ ] Watercourse [ ] Other [x] Please specify **See enclosed submission prepared by Egis Consulting Engineers**

21. Details of Public Notice

Approved newspaper[15] in which notice was published	**The Echo**
Date of publication	**19th of December 2025**
Date on which site notice was erected	**19th of December 2025**

22. Application Fee

Fee Payable	**€39,933.76**

Basis of Calculation	140 housing units x €130 = €18,200 240.8m2 creche x €7.20 = €1,733.76 Submission of NIS €10,000 Submission of EIAR €10,000 €39,933.76

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate)	
Date	**19th December 2025**

NB **Please ensure that, where appropriate, the attached Supplementary Application Form is also fully completed.**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

Privacy & Data Protection:

Personal information is collected by Cork City Council to enable the Planning Authority to process your application for planning permission. Legally the Planning Authority can process this information as it has been obtained with your consent and it is necessary in order to comply with statutory/legal obligations.

The protection of your personal data is a key priority for the Council and your data will be processed in line with the Council's Privacy Policy which is available at https://www.corkcity.ie

Should you have any questions about the Council's Privacy Policy or the information that Cork City Council hold about you, please contact the Council by email to dataprotection@corkcity.ie or write to the Data Protection Officer, Cork City Council, City Hall, Cork, Ireland.

The planning process is an open and public one.
In that context, all planning applications and supporting documentation submitted will be available publicly to view online and at the Planning Authority offices.

The Planning Authority publish weekly lists of planning applications received as well as weekly lists of planning decisions. This information is placed on Cork City Council's website in accordance with the policy of the Planning Authority.

SUPPLEMENTARY APPLICATION FORM

Please answer all questions fully

1. Is this application in respect of a redevelopment to the family home: Yes [ ] No [X]

N.B – The ***family home*** above must be your permanent private residence.
Your response will determine the level of Development Contribution payable.

2. If the response to ***Question 1*** is Yes and if the Applicant's address supplied at ***Question 1.1*** is not the location of the proposed development, please clarify why this is the case:

_____

_____

_____

_____

3. Schedule of Floor Areas and Uses

(a) A schedule of proposed floor areas and uses shall be provided with all applications.

(b) Where a change of use is proposed, a Schedule of existing/permitted uses and floor areas shall be provided.

(c) For Residential/Apartment development, a Schedule of floor areas of each unit shall be provided.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate.

Signed: _ Date: **19th December 2025**

(Applicant or Agent as appropriate)

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Planning Applications

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map[16]
- ☐ 6 copies of site or layout plan [16+17]
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
- ☐ The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- ☐ The written consent of the owner to make the application

Where the application is for residential development that is subject to Part V of the 2000 Act:

- ☐ Details of the manner in which it is proposed to comply with section 96 of Part V of the Act including, for example,

  (i) details of such part of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning

authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and

(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.

Or

☐ A certificate of exemption from the requirements of Part V

Or

☐ A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:

☐ Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

☐ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Statement:

☐ An Environmental Impact Statement

Applications that are exempt from planning fees:

☐ Proof of eligibility for exemption[18]

Directions For Completing This Form.

1. Grid reference in terms of the Irish Transverse Mercator.

2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.

3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.

4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.

5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; i.e. Floor areas must be measured from inside the external wall.

6. Where the existing land or structure is not in use, please state most recent authorised use of the land or structure.

7. Part V of the Planning and Development Act 2000 as amended applies where –
   - the land is zoned for residential use or for a mixture of residential and other uses;
   - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing; and
   - the proposed development is not exempt from Part V.

8. Under section 97 of the Planning and Development Act 2000 as amended, applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.

9. Under section 96(14) of the Planning and Development Act 2000 as amended, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

10. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for the Environment, Heritage and Local Government. For information on whether national monuments are in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of the Environment, Heritage and Local Government (1890 20 20 21).

11. An Environmental Impact Statement (EIS) is required for classes of development prescribed by Article 93 and Schedule 5 of the Planning and Development Regulations 2001-2015. In accordance with Article 103 of the Planning and Development Regulations 2001, an EIS may also be required for developments below the prescribed threshold if the planning authority considers that the development is likely to have significant effects on the environment or, where the development would be located on or in an area, site, etc. set out in Article 103(2), it considers that the development would be likely to have significant effects on the environment of that area, site, etc.

12. Demolition of a habitable house requires planning permission.

13. The appeal must be determined or withdrawn before another similar application can be made.

14. A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000. While it is not mandatory, a pre-planning consultation is recommended. The applicant should contact the planning authority to arrange specific times and locations. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.

15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.

16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2015.

17. The location of the site notice(s) should be shown on site location map.

18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption

from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.

19. The name and address of the Applicant and Agent (if any) should be included here.

APPENDIX A – Section 247 Consultation Minutes

LRD Meeting held on 16/07/2024 under Section 247 of the Planning and Development Act 2000 (as amended)

Cork City Council
Culture, Community and Placemaking Directorate
Pre-Planning Meeting Minutes Ref: LRD 86/24

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.*"

1. Site Location/Site Address	Bessborough, Ballinure, Blackrock, Cork.
2. Person Requesting Meeting	Harry Walsh, HW Planning,
3. Applicant	Estuary View Enterprises 2020 Limited
4. Person's Interest in Land/Letter of Consent	Owner
5. Meeting attendees	**Applicant's Team** Liam Ormond, Estuary View Enterprises 2020 Limited Glen Barry, ShipseyBarry Ilsa Rutgers, Ilsa Rutgers Architecture John Cronin, John Cronin + Associates Conor Frehill, HW Planning Deirdre Tobin, HW Planning **Cork City Council** Lucy Teehan, Senior Executive Planner, Development Management Eoin Cullinane, Executive Planner, Development Management Adrian O'Neill, Executive Engineer, Environmental Management Ashleigh Murray, Executive Conservation Officer Planning Policy Cathal O'Boyle, Senior Executive Architect, City Architects Ciara Brett, Executive Archaeologist, Planning Policy Emer O'Callaghan, Executive Horticulturist, Parks & Recreation Robert Murphy, Senior Executive Engineer, Infrastructure Development Rosemarie McDonald, Biodiversity Officer, Parks & Recreation Sharon McDonnell, Senior Executive Planner Planning Policy Tony Donovan Senior Executive Engineer, Water Services Tony Lynch, Senior Executive Transport Officer, Planning Policy Valerie Fenton, A/Senior Executive Engineer, Planning Development Management Majella McMorrow, Senior Staff Officer, Development Management
6. Meeting	Tuesday 16th July 2024 @ 11.30am on MS Teams

DOCUMENTATION SUBMITTED

LRD S247 Application Form, letter of consent, site location map, plans and particulars and supporting pre-planning reports and assessments

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL

Include Uses and Characteristics

RECENT PLANNING HISTORY ON SITE – NONE

COMPLIANCE WITH LRD THRESHOLDS

APPLICANT MUST READ COMMENTS BELOW IN CONJUNCTION WITH & REFER TO CORK CITY DEVELOPMENT PLAN: HTTPS://WWW.CORKCITY.IE/EN/CORK-CITY-DEVELOPMENT-PLAN/ OR VIEW HARD COPY AT CORK CITY COUNCIL

KEY DEVELOPMENT PLAN OBJECTIVES:
CORK CITY DEVELOPMENT PLAN 2022

MINISTERIAL AND OTHER GUIDELINES

MEETING AGENDA

Any recording devises including AI tools are not permitted at this meeting.

1. **Introduction**

Development Management opened the meeting and advised that recording devices including AI tools are not permitted at this meeting.

2. **Applicant Team Presentation**

- This development is the subject of two separate SHD applications, The Farm and The Meadows, there has been no decision from ABP as yet
- Cork City Council recommended approval subject to a number of conditions
- Regarding the Farm, the considerations are:
    - Retention of Building C
        - Passive surveillance to new public Parkland to West
        - Location for 3 bedroom units
        - Maximise dual aspect over entire scheme
        - Limited tree removals
        - In line with original City Architects comments

- Request to Increase in percentage of family units
- Planning rational for housing mix
- Further case making to limit height reduction by detailed photomontage analysis in respect of relationship with protected structure in line with City Architects original appraisal
- Review materiality /colour of metal panels for distant views
- Retain proposed render material to Building D
- Building alignment to former stone boundary wall location should not require additional literal pastich stonework at this location in line with early design discussions with City Architect and Conservation officer. New build should be expressed as new structure with new language.

- The Meadows considerations are:
  - Reduce level of height reduction as proposed by condition
    - Further more detailed consideration with montage verification of individual blocks to Meadows.
  - Increase in percentage of family units
    - Planning rational for housing mix
- Landscape Strategy
  - Response to historic landscaping, looked at historic maps and the evolution of the site
  - Keep pattern of development around the convent
  - Knit the development into the existing urban landscape

3. Planning Authority Response

a. Architects

- **Generally**
  - There isn't enough information to do a full analysis of the design.
  - There was a reliance plans and section from the earlier applications which may not be what is going to be proposed.

- **Meadows**
  - The pedestrian bridge to the greenway would be preferrable to the North of the block
  - This may require replanning of the buildings in the block.
  - The blank southern edge to the pedestrian route through could be occupied with communal uses to block activate this edge. This could be facilitated by reduced car park requirement for lower buildings and more family unit in the scheme.
  - Permeability from the north should be considered for the general public not just residents.
  - The density of this block at the reduced heights suggested by CCC is quite high but we could live with it but not the originally proposed heights as it dominates the Bessborough house and is over development
  - The western end of the pedestrian access route should tie into the further ped circulation routes to the west.

- **Farm**
  - The plaza to the southeast of the Farm could make a good public open space if it were diverting users to the new northern bridge position and a more active northern frontage to the meadows.

- I would be happy to have further discussions about the building C but that the position and size and access to the building as proposed is not acceptable.
- On the issue of materials in use. The SPAB approach suggested may be acceptable in some limited circumstances where the existing building is being retained and extended but this argument does not pertain when replacing stone buildings in the area with rendered buildings. A much more subtle approach would be needed
- While the argument about proportions is strong within a limited range, this is not eternally the case. 1:6 ration can be retained with minor alterations but when the number of floors increases the proportion can become overbearing
- The argument about the trees having been planted in 1980s having lesser value than if they were the original use of the parkland is weak. These trees at 40+yrs old are well establish and worthy of protection.
- It would be good to consider the use of sustainable transport through the site and connecting to the north and south and east and west beyond the site.

b. Drainage/ Water

- No information was provided for wastewater or storm water. The site layout drawing includes two notes referring to JB Barry Engineers documentation. A copy of this was not provided. Any drainage information required for this application should be provided in full. It is not acceptable to refer to drainage documentation provided under previous applications, which will not be considered.
- **Wastewater**
  - The Applicant will need to engage with UÉ prior to submitting the planning application. The Applicant will need to submit full and final designs to UÉ for review and approval. Once UÉ are satisfied with the design, they will issue a Statement of Design Acceptance. A copy of this statement along with the full design will be required to be submitted with the Planning Application.
  - The red line boundary included on the location and site layout drawings included the Bessborough Wastewater Pump Station. This is an Uisce Éireann asset, it is not the property of Cork City Council. The application must include evidence of permission from Uisce Éireann for the inclusion of their site within the red line boundary.
- **Storm Water**
  - In accordance with the Cork City Development Plan 2022-2028, proposals should integrate green and blue infrastructure measures to offset peak flood flows. This includes the incorporation of SUDS, with a particular focus on Nature-Based Solutions, to limit run-off from existing and new development. Any application should include:
    - A clear drainage strategy for the site, detailed in an engineering or infrastructure report.
    - Detail how surface water will be managed on site to limit discharge for the 1%AEP (1-in-100-year) rainfall event with 20% allowance for climate change. This shall include drawings and calculations.
    - The permitted discharge rate is limited to the equivalent greenfield runoff rate, or 2l/sec/ha (whichever is greater) for the effective drained area within the site (i.e. the developed area) and not the total site area.
    - In relation to attenuation tanks, it should be noted that within the Strategic Flood Risk Assessment included as an Appendix to the City Development Plan,

Section 3.5 deals with Sustainable Drainage Systems. Section 3.5 outlines a hierarchy of SUDS features, and states that Attenuation Tanks are only to be used in exceptional cases, at the discretion of the Council and will only be considered as a last resort.

- The Application should clearly state if it is intended for the development to be taken in charge and include a TIC drawing.
- If the development is to be taken in charge, and attenuation tanks are permitted, all tanks shall be concrete.
- Permeable paving is not permitted in public areas to be taken in charge.

c. Infrastructure Development

- Need to examine the repositioning of the Greenway Bridge to the north of the Meadows development to allow for an improved visual connection between the Farm Plaza and the Greenway Bridge.
- The relocation of the café/ restaurant onto this route should also be considered and along with finding an alternative location for the creche set down.
- An independent Quality Audit shall be carried out at the developer's expense for the development in accordance with the Design Manual for Urban Roads & Streets (DMURS) Guidance.
- Development Designers to contact Robert Murphy Infrastructural Development Directorate if they wish to discuss this bridge relocation further.

d. Conservation

- It is worth noting that although the Development Plan has changed since the previous SHD submission, the conservation considerations have not changed.
- Regarding the SE4 landscape preservation zoning, it is noted that development to the north of the house is consider acceptable but this in has to be *'consistent with the landscape and protected structure significance of the site'*. As such, development around the farmyard buildings, which is also in the landscape preservation zone, has been considered appropriate, but not in the former pleasure gardens where Block C is proposed.
- The house and landscape formed part of an original design concept and are intrinsically linked, and the whole site forms part of the protected status designation.
- Where Block C is proposed is a particularly significant section of the historic landscape. This was part of the former pleasure gardens and it retains trees and a pastoral character. The maps and visuals that have been shown that it hasn't really changed over time, apart from the removal and insertion of trees, and that it has preserved that landscape character and hasn't ever been developed. Erection of a building in this location would have a negative impact on the character of the landscape and the setting of the house.
- It is unclear where the reference to stone has come from but there were concerns from the previous Conservatino Officer in terms of loss of the historic stone boundary walls. Overall, the design for the blocks in this location have been well considered in terms of the appearance and form (not the massing), as they present an agricultural aesthetic which is considered acceptable.
- Understand that the heights of the meadows will be reduced and look forward to seeing how those proposals develop.
- Welcomes the reference to getting input from a Grade 1 conservation architect.

e. Environment

- An Operational Waste Management Statement is required outlining 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.
- A Climate Action & Energy Statement is required to demonstrate how low carbon energy and heating solutions have been considered as part of the overall design and planning of the proposed development.
- An updated Construction and Environmental Management Plan is required specific to the combined development.
- A Construction Waste Management Plan is also required. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Development Projects" published by the Department of the Environment, Heritage and Local Government in June 2006.

f. Biodiversity

- From an ecology point of view the usual Appropriate Assessment, if needed Natura Impact Assessment reports required.
- From the SHD an EIAR was completed, so I am guessing another EIAR is needed.
- There are a number of invasive plant species on site, this will require an invasive plants management plan.

g. Parks and Recreation

- Recommend removal of Block C and associated carparking from The Farm development , in order to eliminate the impact it would have on the trees in the established Parkland in this very sensitive site
- Full Tree survey required
- This is a stand alone application and will need detailed supporting documentation – Landscape Design Strategy , etc
- Play provision details to be submitted
- Parks & Recreation supportive of the proposal to move the greenway access bridge northwards – give a more direct link through the development onto the greenway.

4. AOB

Planning Authority

- This application needs to be combined fully into a singular application
- Objectives in relation to green and blue infrastructure and SUDs needs to be updated

Applicant Response

- The intention is to revise the application but still awaiting ABP decision
- Concerned that The Meadows in on the lower end of density levels with height reductions
- Will request a second S247

- Open to discussing moving the bridge but it is in the least impactful location

5. **Close**

ATTENDEE	SIGNATURE	DATE

*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".*