

The Farm Bessborough
ARCHITECTURAL DESIGN STATEMENT

PART I

RIAI

SHiPSEYBARRY

MASTERPLANNING | URBANISM | ARCHITECTURE

RIBA

commissioned by

ESTUARY VIEW ENTERPRISES 2020 LTD

DECEMBER 2025

Contents

PRINCIPLE OF SUBMISSION 5
OPINION RESPONSE 12
INTRODUCTION 24
KEY DATA 29
STAKEHOLDER ENGAGEMENT 33
MASTERPLAN 37
APPLICATION SITE ANALYSIS 71
DESIGN RESPONSE 89
PLACEMAKING STATEMENT 93
COMPACT GROWTH GUIDELINES 103
THE FARM AREA 114
THE FARM OVERVIEW 125
THE PARK 135
THE PARK AREA OVERVIEW 143
AMENITY 161
ACCESSIBILITY STATEMENT 170
SUSTAINABILITY STATEMENT AND CLIMATE RESILIENCE 171
BUILDING LIFE CYCLE REPORT 176
DETAILED AREA SCHEDULE 183
HOUSING QUALITY ASSESMENT 188

APPENDIX I 194
SHD Ref : ABP-313206 Inspectors report relevant extracts
APPENDIX II 196
Site photography

PART I

PART II

Principle of Submission

We present the Farm LRD 2025 Bessborough scheme as previously assessed by the Local Authority and decided by the Board under SHD Ref : ABP-313206. The Reasons for refusal was on a non compliant mix of unit types, though weeks later this would have met criteria on the implementation of the new apartment guidelines 2025. For this reason the former scheme is resubmitted for assessment as it meets compliance under current legislation. The scheme is unchanged in principle with minor adjustments in the building footprint to meet the new apartment guidelines. The current proposal is supported heavily by the inspectors previous assessment under SHD Ref : ABP-313206 and we request the local Authority give this its due consideration in this regard.

The following is a summary of reporting from both the Boards inspector and The Local Authority on principle divergent items under SHD Ref : ABP-313206 for further consideration under the current application as re-submitted.

Glen Barry MRIAI RIBA
ShipseyBarry Architects

Farm LRD Submission 2025 - The Farm LRD submission (2025) is brought forward in response to the refusal of the previous SHD submission (ABP-313206, March 2022) on the same site.

Reason for Refusal of 2022 SHD Submission -The Board's refusal was on the grounds of housing mix, as per the Cork City Development Plan 2022–2028.

Updated Legislative Context -Since then, national policy has shifted. The Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) now direct that planning authorities are not required to apply a specific mix of unit types. Accordingly:

- The unit mix remains unchanged from the SHD 2022 scheme and is now compliant.
- The requirement that 50% of apartments exceed minimum floor areas by 10% has been reduced to 25%, which the current scheme achieves.

Board's Position on Design- In its decision, and in the Inspector's Report, the Board confirmed its agreement in principle to:

- The overall number of buildings.
- Building arrangement, height, massing, and architectural treatments.
- The approach to open space, resident amenities, and parking.
- This agreement was stated notwithstanding the refusal on housing mix.

It is also noted that the Inspector's Report and the Board's decision differ from Cork City Council's recommendations on several matters, including (but not limited to):

- Scale of development within a heritage setting.
- Overall design approach.
- Omission of Building C (north of Bessborough House).

Design Team Response- The design team has carefully considered the Board and Inspector's direction and has made minor adjustments to ensure full compliance with updated legislation, including:

- Apartment Guidelines 2025.
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.
- Accordingly, the resubmitted Farm LRD 2025 proposal retains:
- Building layouts, arrangements, heights, and massing.
- Materiality and architectural treatments.
- The open-space strategy.
- Only negligible adjustments to building lines have been made to allow the unit area compliance to be met under the revised 25% standard. (Refer to overleaf Diagram A –Adjustments).

Key Alteration from the SHD 2022 Scheme

The most substantive change in the LRD submission is the adjustment of the pedestrian bridge crossing at the Greenway by approximately 25 meters to the North as requested by the Local Authority

- Following engagement with Cork City Architects Department (August 2024 & September 2025) regarding the adjoining Meadows scheme, it was requested that the bridge be repositioned to the north-east corner of the Meadows site.
- This change improves wayfinding and integration with the revised preliminary Meadows layout and wider masterplan.
- The current submission therefore reflects this bridge relocation to ensure consistency across both applications.

Inspector's Conclusions under ABP-313206

For completeness, selected extracts from the Inspector's conclusions that diverge from Cork City Council's recommendations are highlighted in the section overleaf:

Table: Alignment of Farm LRD 2025 with Inspector's Assessment (ABP-313206)

Topic	Inspector's Findings (ABP-313206)	City Council Position on SHD submission	Design Team Response (Farm LRD APPLICATION 2025)
Zoning / Principle of Development	"Proposal consistent with the two zoning objectives… principle of the proposal is acceptable." (10.3.9)	Accepted that principle of development exists. Concern on overall perceived scale/design in heritage context.	Principle of development unchanged. Proposal remains consistent with zoning and site-specific objectives.
Design Strategy (Layout, Public Realm, Open Space)	"Satisfactory design strategy… high permeability, pedestrian priority, good quality materials and landscaping… acceptable quality overall." (10.7.7)	CE report raised concerns regarding scale of Blocks D & E and recommended omission of Block C.	Layout, permeability, and open-space hierarchy retained as previously endorsed. Minor adjustments only to reflect Apartment Guidelines 2025.
Form, Materiality & Heritage Setting	"Form and materiality appropriate… positive addition… reuse of existing structures… Block C limited impact on historic parkland… appropriate balance between development and heritage." (10.8.10–10.8.11)	Recommended omission of Block C; modifications to D & E.	Retains form, materials, and Block C as per Inspector's conclusion that impact is acceptable and balanced.
Visual Impact	"Acceptable in terms of scale, design, and layout… positive visual impact… acceptable in submitted form." (10.8.13)	Recommended modifications to reduce perceived visual prominence.	Visual character and integration with historic setting remain unchanged, consistent with Inspector's findings.
Built Heritage	"Adequate regard to Bessborough House as a protected structure… appropriate balance between new and existing structures… no adverse impact on historic landscape." (10.12.8)	More cautious stance on perceived heritage impact and including that of the curtilage of Bessborough House.	Continues to balance reuse of historic farm buildings with new structures. Heritage integration remains consistent with Inspector's positive assessment.

Blocks D & E

On The Chief Executive's Recommendations

The Chief Executive (CE) Report on the former SHD Ref : ABP-313206 (with position unchanged in the LRD Opinion 2025) expressed concerns regarding the scale of proposed Blocks D and E. In the report, the Conservation Officer "raised concerns regarding the impact of such in relation to the setting of Bessborough House and its historic landscape".

To mitigate this negative visual impact, the CE Report "recommended that a reduction in height of Blocks D and E be implemented (a reduction in height of Block D to 2-3 storeys and Block E to 4-storeys)". The report indicated that the "Visual Impact is considered acceptable subject to the amendments recommended to the proposal including reduced heights of Block D and E". The CE Report generally recommended "revision of these structures to reduce them by one storey".

On The Inspector's Assessment

The Inspector's Assessment (SHD Ref : ABP-313206) concluded that the proposed heights are acceptable "in the form it has been submitted"

This conclusion was supported by several factors:

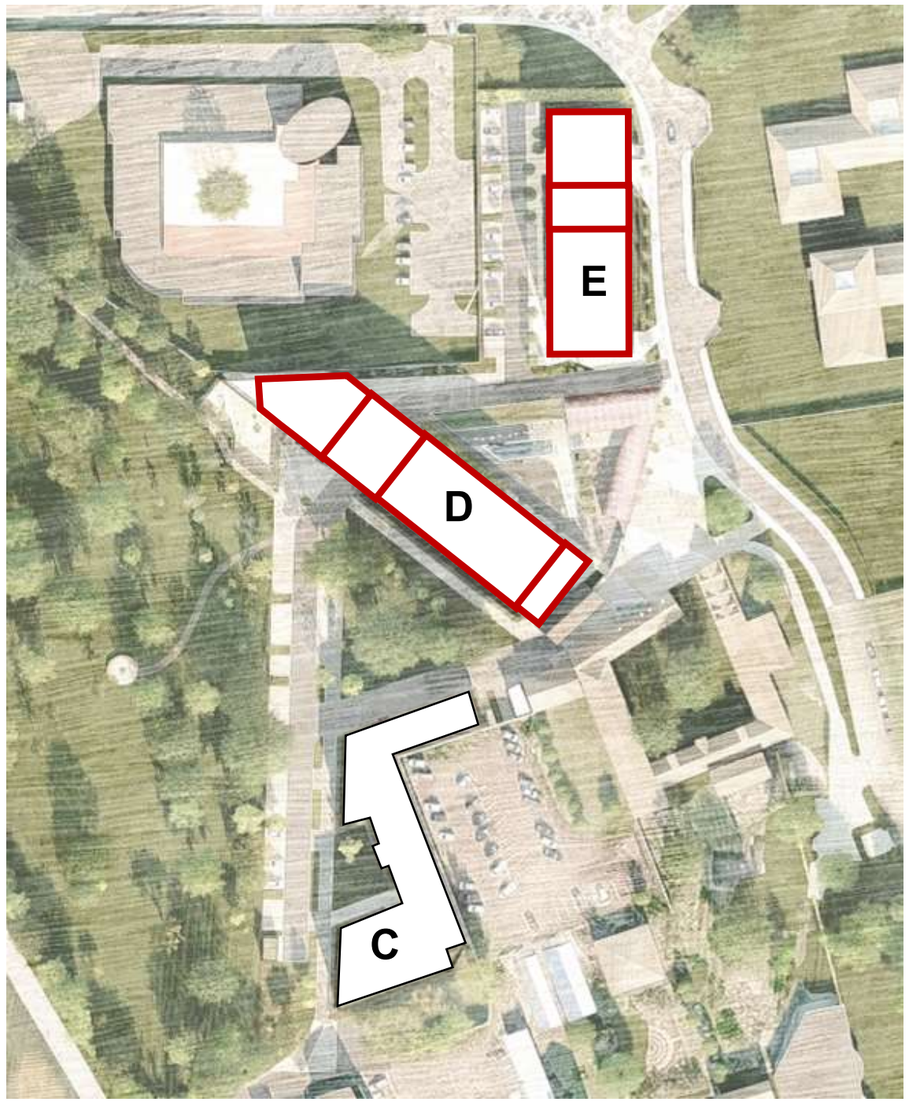
- Compliance with Policy: The proposed building heights for Blocks D (3-4 storeys) and E (4-5 storeys) are within the acceptable targets of 4-6 storeys for the Fringe/Corridor/Centre (Mahon) area. The proposal was found to meet "the criteria set out under Section 3.2 of the Urban Development and Buildings Heights Guidelines".

- Contextual Impact: The design demonstrates "adequate regard to the setting of the existing protected structure". The proposed structures are "concentrated in an area where there is significant degree of existing structures".

- Block E Location: Block E, the tallest, is located "furthest form Bessborough house on an infill site between the modern Sacred Heart Convent and existing access road with a limited impact on the historic parkland".

- Architectural Merit: The overall design was found to have "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".







Block C

On The Chief Executive's Recommendations

The CE Report on the former SHD Ref : ABP-313206 (with position unchanged in the LRD Opinion 2025) recommended the "Omission of Building" C. The primary concerns centred on zoning and environmental conflicts:

- Zoning and Trees: The "position of Block C is a concern raised by the Parks Department with such in the Landscape Preservation Zone" (ZO 17). The block would require the "felling of mature trees".

- Historic Landscape: The CE Report argued that "Allowing this Block would not be in accordance with the zoning objective to reinstate historic landscape". The CE Report reiterated the recommendation for omission of Block C "on the basis of impact on the historic landscape associated with Bessborough House and due to the level of existing trees that would be removed as result of its location".

On The Inspector's Assessment

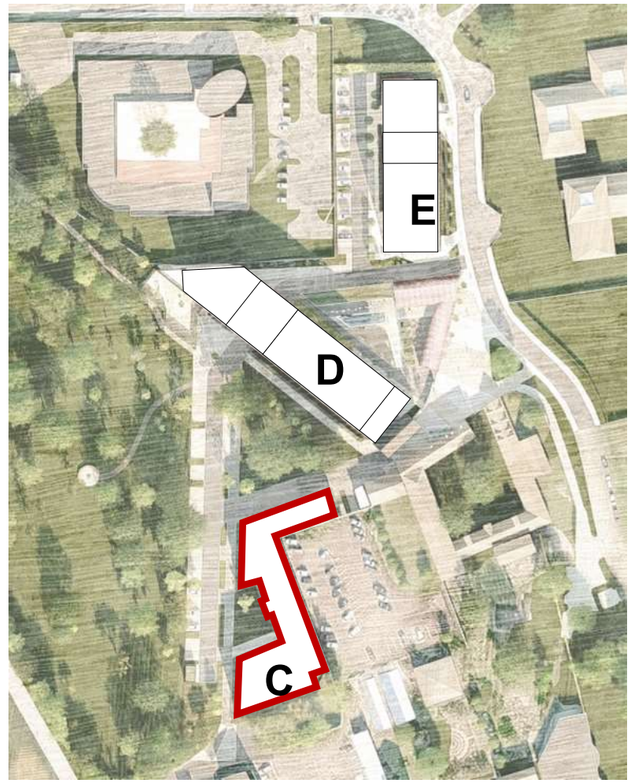
The Inspector (SHD Ref : ABP-313206) acknowledged the encroachment but deemed the block acceptable, concluding that an "appropriate balance is struck".

Key points supporting retention include:

- Limited Visual Impact: Block C is a 3-storey, flat-roofed structure that "would not exceed the height of the protected structure and would not impact the main historic vista of the existing protected structure, which is the view from the southern aspect".

- Footprint and Setting: Although Block C "will encroach onto existing parkland" and entails the loss of 54 trees, the Inspector viewed this as a "small level of encroachment".

- No Detrimental Impact: The intervention was considered acceptable as it does not "have a significant or detrimental impact on the overall character of the historic grounds". The block is located "to the north of the existing protected structure and adjacent existing structures".





Building c parkland elevation

ITEM I : SHD Ref : ABP-313206 Inspectors report relevant extracts

On Zoning/Principle of Development

'10.3.6 I am satisfied that the proposal does comply with the site-specific objectives outlined under Table 16.9. I would note that a detailed assessment of the overall design and scale of the development in the context of the setting of the existing protected structure and its historic landscape is outlined later in this assessment. Notwithstanding such, I am satisfied that the proposed development would be acceptable in the context of land use zoning policy'.

'10.3.9 Conclusion on Zoning/Principle of Development: I am satisfied that the proposal is consistent with the two zoning objectives that govern the site and that the design of the proposal does have regard to the site-specific objectives that relate to the ZO 17, Landscape Preservation Zone zoning. I highlight to the Board that a detailed analysis of whether the design, scale and layout is satisfactory in the context of the existing protected structure and its historic landscape is contained in a later section (10.8) of this assessment. Notwithstanding such the principle of the proposal is acceptable.'

On Design Strategy

'10.7.7 Conclusion on Design Strategy-Design & Layout, Public Realm/Open Spaces: The proposed development provides a satisfactory design strategy in terms of overall design and layout, public realm and open space. The overall proposal provides high degree of urban spaces that provide connectivity between the surrounding area and the application site and permeability through the site with a high level of spaces that are pedestrian priority spaces. The proposal in conjunction with other phases of development proposed for the overall landholding at this location, provide 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. I am satisfied that the more architectural spaces located within, and adjacent the proposed and existing structures are well defined, sufficiently enclosed and use good quality materials and landscaping. I am satisfied that overall design strategy, design and layout, and public realm/open spaces are of an acceptable quality. I note the comments of the CE report regarding the scale of Blocks D and E and the positioning of Block C in relation to the existing parkland area and would note that I will address these issues in other sections of this report.'

'10.8.10 The overall form and materiality of the proposal has adequate regard to its location and setting relative to the protected structure. As noted, Block C is a flat roof structure that is subordinate in height to the Bessborough House. Blocks A and B retain the existing character of the farm buildings while Block D and E feature references to the existing farm building with use of corrugated steel cladding at the upper levels and roof profiles (pitched) that echo the farm the structures. 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.

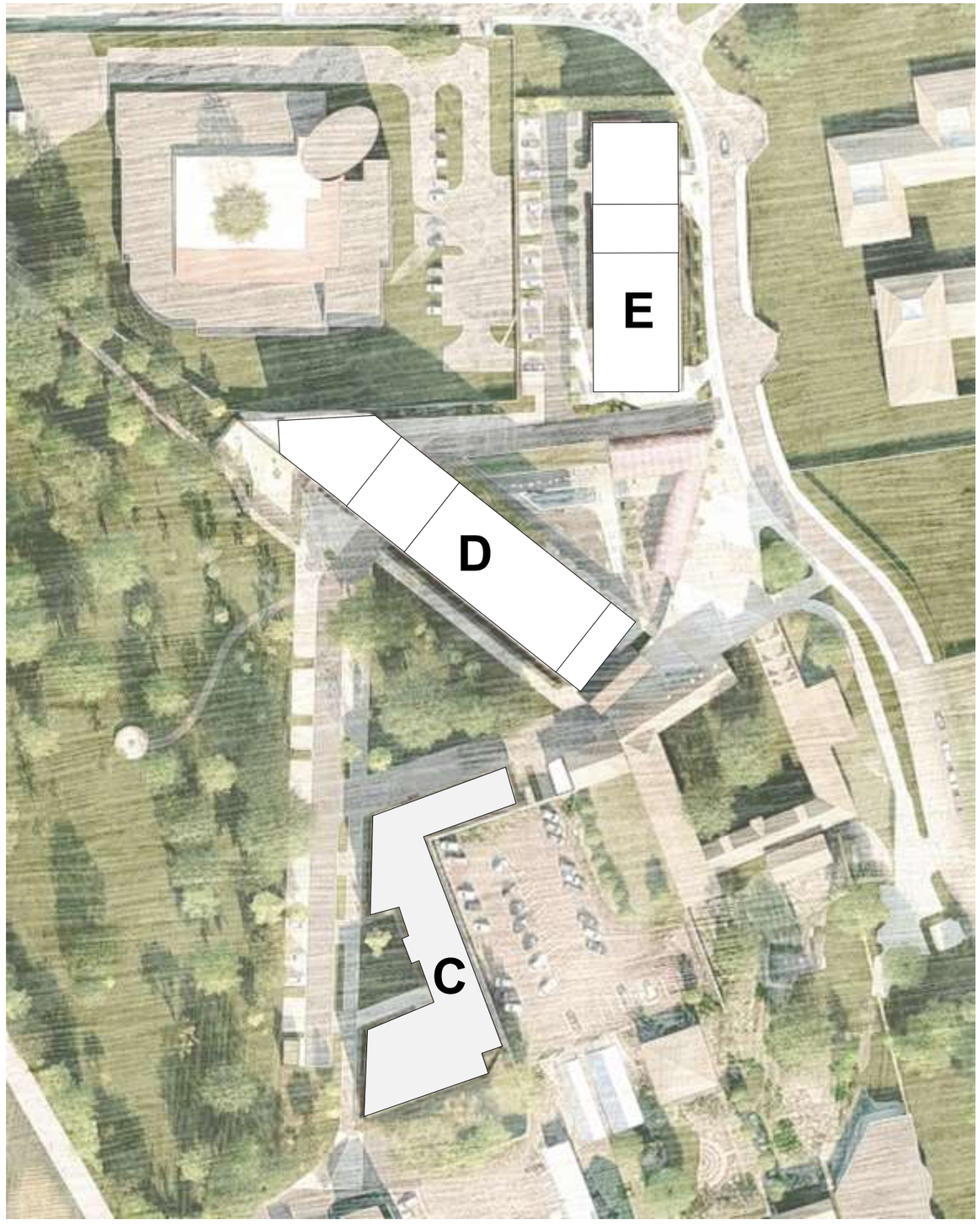
'10.8.11 Block C is located to the north of Bessborough House and west of an existing car park. This block will encroach onto existing parkland within the historic curtilage of the Bessborough House. In doing so the proposal will entail loss of some existing trees (54 to facilitate the proposal and a further 10 removed due to condition issues out of 359 trees surveyed on the application site). 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 Bessborough House and its historical curtilage.'

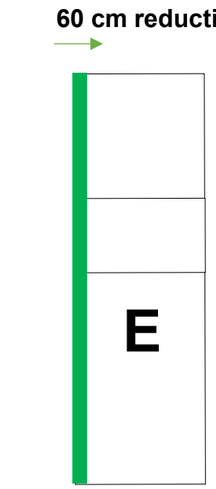
On Visual Impact

'10.8.13 Conclusion on Visual Impact: I would consider that 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.'

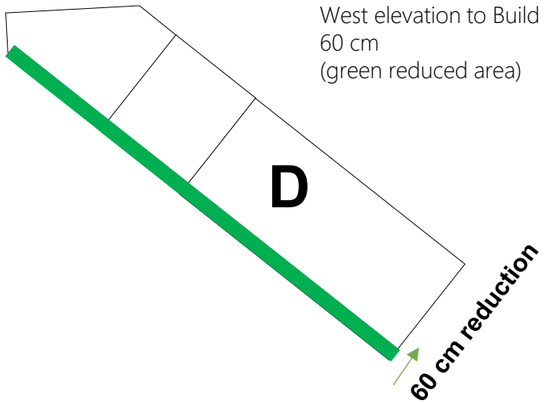
On built heritage

'10.12.8 Conclusion on Built Heritage: I am satisfied that the proposal has adequate regard to the status of the Bessborough House as a protected structure, the status of the existing structures on site in terms of the NIAH and the status of the historic curtilage of Bessborough House on the NIAH Survey of Historic Gardens and Landscapes (NIAH Garden ID 3423). I consider an appropriate balance is struck between new and existing structures and that the proposal successfully integrates existing structures as well as providing for a development that would not impact the overall historic landscape character of the lands associated with Bessborough House.'

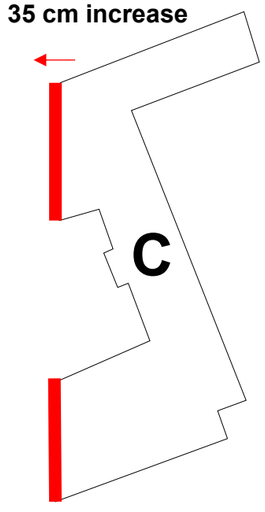




West elevation to Build E has move East by
60 cm
(green reduced area)



West elevation to Build D has move East by
60 cm
(green reduced area)



West elevation to Build C has move West by
35 cm
(red increased area)

NOTE:

There are no changes to the development's height, dwelling unit mix, or architectural massing and layout strategy

- **Area reduced by 60 cm**
- **Area increased by 35 cm**

Diagram A - Principle adjustments to design from prior SHD ref : ABP-313206 to current LRD Application (to facilitate current Guidelines)

Opinion Response (Architectural items raised)

CORK CITY COUNCIL LRD OPINION

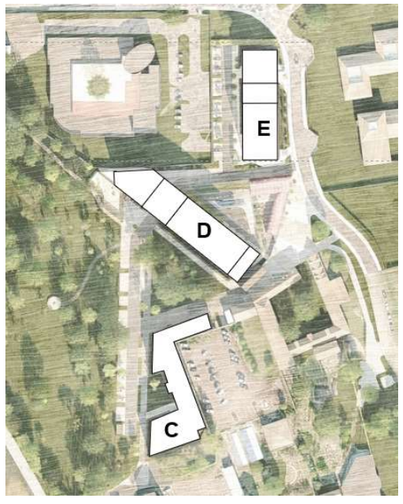
1. *Design and Placemaking: The applicant is requested to provide further consideration of, and possible amendment to, the documents and/or design proposals in respect of the proposed building design, site layout and of the placemaking of the development, with particular focus on the following:*

a. *The development site is within the curtilage of Bessborough House which is characterised by a significant level of parkland/open space areas. The proposal to locate Block C within the Landscape Preservation Zone is noted, with the 'Landscape Assets' for this area stating that development to the North of Bessborough House is accepted in principle, as long as it is 'consistent with the landscape and protected structure significance of the site' (Table 6.9 of CDP). It is considered important to retain a meaningful connection between Bessborough House and the associated grounds. It is noted that 18th-century country houses and their landscapes formed part of an original design concept and are intrinsically linked. The proposed Block C, and its associated roadway and parking area, would be located in the original pleasure gardens of the house, where a band of trees and paths were laid out. It is noted that while some developments have taken place over time, a garden character for this location has always been maintained and its relationship with the protected structure is considered of high importance. In terms of the hierarchy of spaces, the historic function of a driveway was to lead you through the parkland and then reveal the main house. As such, the presence of Block C would also alter and undermine the last vestiges of the approach landscape-setting of the main house. The proposed roadway and car parking would also occupy and be visible from within the parkland, which would have a negative visual impact on the character of the landscape and the setting of the protected structure. It is further noted that 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 on this site, and for future residents of the South Docklands. Block C, and its access road and car park are situated within part of the established woodland which is not considered acceptable. It is considered that the encroachment would completely change the character of this sylvan setting in a negative manner. Consideration should be given to revising the proposal to omit Block C, and its associated roadway and car-parking area, to preserve the character of the protected structure and its curtilage, and to ensure the character of the sylvan parkland setting is retained*

ARCHITECTS RESPONSE TO LRD OPINION

a. From the outset , it must be noted the lands at Bessborough are predominantly in private ownership with some key stakeholders such as the HSE/'Childhood Matters' controlling inner portions of the site around the main historic house. The intention of the masterplan is to release large portions of parkland in a phased manner into public ownership for public enjoyment. Given the challenge to achieve a threshold of development to offset the infrastructure for this plan i.e. bridge connection over the green way, bespoke architectural design solutions within the unique setting, farm building conversions and high quality public real areas, the design team has taken an approach of care, consideration and sensitivity cognisant of the historic landscape proximity to the historic Bessborough house and wider setting while proposing a design solution we feel is appropriate given these factors. Many examples of sensitive modern building interventions in the estate lands exist today and we have used a best practice approach to all design considerations.

Each building element proposed has been carefully considered in setting, scale, materials and how best they may enhance the wider site while maintaining respect for proximity and reading on the heritage setting. Each building has a particular response to this, with building E to the furthest North from the house being able to take the most scale at 4 & 5 storeys with its narrowest edge facing the house. Building D takes a long form and proportion inspired by the retained significant farm buildings, creating an edge to the interesting historic farmyard geometry. Both Buildings D and



E take materials from the Agriculture corrugated iron pallet to enhance placemaking. Building C, closest to the Historic House is carefully positioned behind a high former cottage garden wall to the eastern edge while the western edge is set out by an established link to the Farm area. Building C is low slung with 2 storey and its dormer approach to East side while the park facing side presents at 3 storey. Building C is identified in dark cladding with a muted material pallet. In assessing the Park land area and viewing it as an active public open area, it was noted that much of the now Sylvian landscape area was more recently planted (1980;s) and did not form part of the original landscape intent (fig 2 overleaf)) , furthermore a portion of the planting was non native .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 form this map and a significant tree line is maintained as visual cover to mitigate any visual sensitivity (Fig 3 overleaf) .

By maintaining large portions of the more recent non historic Sylvan setting as requested by CCC, the open space intent and hierarchy of the 1841 Map since lost serves as significant buffering to any visual concerns from the avenue approach. We proposed retaining Building C and its parking area as we feel it has an important role when considering the parkland as a new public amenity. Supervision is essential in the area particularly as the upper floors at 3 storeys provide for deep views up the North end of the Park (not available to building D). Parking provision is not feasible in a basement format given the proximity to historic structures & treelines and combined with a rigorous planting program of over 110 new trees, 76 of which are native we propose that building C does not have a negative impact on the historic setting, with significant treelines maintained and furthermore plays an important role in the success of the proposed public use of the parkland, which is maintained (now in a Sylvan format to the North).



Fig.3

The approach today to the main house is an experience of open landscape to the West and a heavy treelines approach to the east side of the avenue . This format is retained in the current proposal. Offering significant cover to building C and D behind a dense retained treeline.



Fig.2

We share the inspectors view as stated in his report under **SHD Ref : ABP-313206 10.8.11 '** Block C is located to the north of Bessborough House and west of an existing car park. This block will encroach onto existing parkland within the historic curtilage of the Bessborough House. In doing so the proposal will entail loss of some existing trees (54 to facilitate the proposal and a further 10 removed due to condition issues out of 359 trees surveyed on the application site). 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 Bessborough House and its historical curtilage.'

CORK CITY COUNCIL LRD OPINION

1. *Design and Placemaking: The applicant is requested to provide further consideration of, and possible amendment to, the documents and/or design proposals in respect of the proposed building design, site layout and of the placemaking of the development, with particular focus on the following:*

(b) It is considered that the proposal for two no. residential blocks in the farmyard setting, Blocks D and E, is considered acceptable in principle. The location of these blocks in relation to the protected structure on the site, Bessborough House, is noted. It is considered that in terms of a hierarchy of historic structures within this demesne, consideration should be given to the impacts of the proposed Blocks D and E on the character of Bessborough House and its associated landscape. While the architectural form and expression of Block D is considered to be an appropriate response to the context, and overall presents an imaginative and high-quality design, the proposed height of the block, approximately one storey above Bessborough House, may lead to hierarchical concerns.

The design of proposed Block E is similar to that of Block D, in terms of architectural composition and expression, but is considered to be less successful due to the height and level changes. It is considered that a one storey reduction in height would result in a more appropriate response to the scale established elsewhere within the site. It is also considered that an adjustment to the roof design to a more unifying, linear roof form as per Block D, may be more appropriate.

Consideration should be given to revising the proposal to revise Blocks D and E as indicated above to preserve the character of the protected structure and its curtilage and to maintain the hierarchy of buildings relative to Bessborough House.

ARCHITECTS RESPONSE TO LRD OPINION

b. In terms of Block E to the North, careful consideration at inception was given to a threshold height 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 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. An additional view has been commissioned from the South for further assessment of this matter.

With regards to Building D, we propose to retain the current height as proposed. We note that it is buffered by an existing building to the South and also the orientation provides for a lower length elevation to the southern more sensitive viewpoint. Critically as referenced in John Cronin & Associates Heritage assessment report concludes that there is no impact on setting of Bessborough House.

We share the inspectors view as stated in his report under ***SHD Ref : ABP-313206 10.8.10*** *The overall form and materiality of the proposal has adequate regard to its location and setting relative to the protected structure. As noted, Block C is a flat roof structure that is subordinate in height to the Bessborough House. Blocks A and B retain the existing character of the farm buildings while Block D and E feature references to the existing farm building with use of corrugated steel cladding at the upper levels and roof profiles (pitched) that echo the farm the structures. 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.*



CORK CITY COUNCIL LRD OPINION

1.C.

It is considered that the long-distant views 5, 6 & 7 show that the proposed height and massing of Blocks D and E would undermine the setting of the Bessborough House and its historic landscape, as the red roofs of these structures would punctuate the tree line and create an uncomfortable backdrop that would be out of character with the historic demesne setting. These large buildings, even at a considerable distance, would alter views to the protected structure and its historic landscape, and thus affect its essential character. The sketches show a muted colour red for the roofs of Blocks D & E but the visuals show quite a bright red. A darker/muted red colour would be more appropriate, particularly in terms of wider views from south of the river (Views 5, 6 & 7). Consideration should be given to revising the proposed roof colour of these blocks to reduce the impacts on the protected structure, particularly when viewed from a distance.

ARCHITECTS RESPONSE TO LRD OPINION

1.C.

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. In terms of Block E to the North, careful consideration at inception was given to a threshold height that would not negatively impact the wider site. Through 3d modelling and testing of scales and given the distance from the main house it is proposed 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. An additional view (Proposed Winter VVM 21) has been commissioned from the South for further assessment of this matter.

With regard to Building D, we propose to retain the current height as proposed. We note that is buffered by an existing building to the South and also the orientation provides for a lower length elevation to the southern more sensitive viewpoint .

We also note as referenced in John Cronin & Associates Heritage assessment report concludes that there is no impact on setting of Bessborough House.

CORK CITY COUNCIL LRD OPINION

Other points raised

1. *A statement on how the development has considered and incorporated placemaking and how the proposal would respect, reflect or contribute to the character and vibrancy of the area and how the development would deliver or contribute towards a quality, sustainable residential environment and public realm areas with a focus on accessibility, connectivity and permeability.*

3 *Schedule of Accommodation: A detailed schedule of accommodation demonstrating compliance with the relevant residential/housing standards.*

4 *Detail of areas intended to be taken in charge by the local authority, including any surface water management features (SUDS) within such areas.*

Item 6 .
Consideration of the proposals to address the following Conservation related requirements (as set out in the Conservation Report attached in Appendix C):

a. *Consideration should be given to the omission of Block C entirely.*

b. *Consideration should be given to the reduction in height of Block D from 4 storeys to 3 storeys (including lowering the 3-storey section to 2 storeys).*

c. *Consideration should be given to reducing Block E in height from 5 storeys to 4 storeys.*

d. *Consideration should be given to ensuring that the roof shade/ colour of Blocks D & E is subtle to reduce the visual dominance of these structures particularly in wider views.*

e. *Consideration should be given to ensuring both summer and winter views are provided, and each view point is marked on the plan. Views should also ensure Block Eis visible in a closer-range view.*

ARCHITECTS RESPONSE TO LRD OPINION

1. A detailed placemaking statement is contained within the design statement addressing items raised in item 1 .

3 A detailed schedule of accommodation demonstrating compliance is contained within the design statement.

4 A drawing has been created outlining areas proposed to be taken in charge by the local authority, including any surface water management features (SUDS) within such areas.

Item 6

a. Please see previous commentary (item 1.a) on reasoning for proposed retention of block C as part of the design proposal.

b. Please see previous commentary (item 1.b) on reasoning for proposed retention of scale of building D as part of the design proposal.

c. Please see previous commentary (item 1.b) on reasoning for proposed retention of scale of building E as part of the design proposal.

d. The design team is proposing a darker more muted red tone to blacks D and E and open to considering other colours by condition or sample approval prior to implementation.

e. A full set of photomontages is included as part of the overall submission with and additional view of block E from the South

CORK CITY COUNCIL LRD OPINION

7. Architecture

Consideration of the proposals to address the following Architecture related requirements (as set out in the Architects Report attached in Appendix C):

a) Outside of conservation and heritage considerations, in terms of urban and architectural design Block C is considered to be an appropriate edge treatment to the parkland in terms of height and architectural expression. However, the triangular form is such that it encroaches to a large extent into the existing parkland, and when combined with the associated vehicular access and parking the impact on the park is significant. Considered in terms of placemaking - an aspiration which is a 'central focus' of the CCC Development Plan (sections 11.6-11.12) - the impact of the loss of mature trees and the introduction of the vehicle infrastructure deep into the parkland is considered as having an undue negative effect.
Whilst the quality of the architectural design meets the criteria described, the site strategy is such that it will diminish the character of the space which is established by way of the impressive landscaping. Consideration should be given to a revision of the proposed development to reduce the footprint of Block C, perhaps to a more linear form, in order to retain a greater number of established trees.

b) Consideration should be given to minimising the extent of vehicular infrastructure extending to Block C.

ARCHITECTS RESPONSE TO LRD OPINION

7.

a) We welcome the commentary on appropriate edge formed by build C in terms of Height and expression. We propose retaining the site layout route and parking as currently proposed. As mentioned, the site is restricted in terms of basement parking and also the feasibility issues are prohibitive given the combined cost of infrastructure delivery for the scheme. We feel the north south connection between the farm and the rear of the main house is preserved and though some trees are lost in this area, a significant tree buffer is retained and this combined with extensive re planting of over 110 trees off sets non native and lower quality tree loss. We feel the site plan as set out facilitates and large portion of private land to be offered over for public enjoyment with Sylvan character still maintained through a threshold approach to tree retention across all the lands to the North and West.



b) We are proposing to retain the current level of vehicular infrastructure as presented. We would have concern practically on the ground at implementation stage that resident parking could be come add hock and have negative impacts on the wider public realm areas of the scheme and feeder roads on the approach to the farm area .

CORK CITY COUNCIL LRD OPINION

7. Architecture / Continued /....
Consideration of the proposals to address the following Architecture related requirements (as set out in the Architects Report attached in Appendix C):

c) Consideration should be given to reducing the overall height of Block E by a single storey, and redistributing the accommodation so as to create a more linear, low-lying singular roof form similar to Block D.

8. Parks and Recreation

Consideration of the proposals to address the following Parks and Recreation related requirements (as set out in the Parks and Recreation Report attached in Appendix C):

a) 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 on this site, and for future residents of the South Docklands. Block C, and its access road and car park are situated within part of the established woodland and is not considered to be acceptable. It is considered that the encroachment would completely change the character of this sylvan setting in a negative manner. It will involve the felling of many established trees as identified on the landscape drawings and, many more will have to be removed as they will be seriously impacted by construction works, changes in ground levels and water table. The level of high-quality tree loss is significant and not appropriate from an arboricultural perspective. It is considered that the footprint for Block C and its associated carpark should be incorporated into the proposed Public Park.

ARCHITECTS RESPONSE TO LRD OPINION

7.

c) We are proposing to retain Block E at its current height as presented and feel a low slung block would detract from the special nature of block D by creating duality of the forms . We argue its id the Northerly most block and the receiving environment in the location is less sensitive and can comfortably accommodate this scale.

We share the inspectors view in his report on SHD ref ABP-313206 as stated in *10.8.13 – ' Conclusion on Visual Impact: I would consider that 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.'*

8.

a) We propose to retain building C in its current location, and while tree loss is required to facilitate this. we are of the view that the wider parkland benefits from extensive replanting and critically a managed approach as a new public amenity. Currently this area is neglected from a management perspective and will deteriorate further without intervention. We propose that while the intervention has certain impacts in this location , there is a balance created by facilitating this intervention across the entire parkland and is of benefit to the sustainability of the location as an enjoyed public amenity.

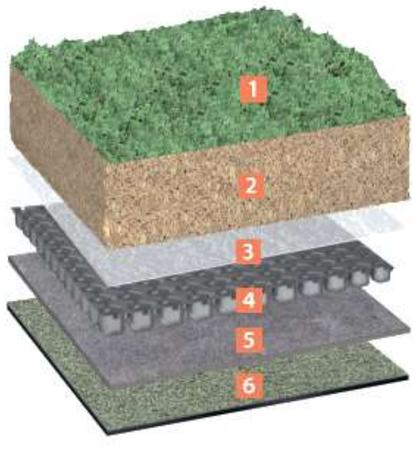
We share the inspectors view in his report on SHD ref ABP-313206 as stated in *10.8.11 .... 'Block C is located to the north of Bessborough House and west of an existing car park. This block will encroach onto existing parkland within the historic curtilage of the Bessborough House. In doing so the proposal will entail loss of some existing trees (54 to facilitate the proposal and a further 10 removed due to condition issues out of 359 trees surveyed on the application site). 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 Bessborough House and its historical curtilage.'*

8. Parks and Recreation continued / ....

b) The Landscape Design Strategy and Masterplan is broadly conceptual, and consideration should be given to detailed submissions on the following landscape areas:

Bioretention areas, Tree Pits,
Green roofs, planting buffers,
play equipment/play zones to be submitted for review.
the size and quantities of all plant material will be required.
The size and quantities of all plant material will be required.
Landscape Management and Maintenance schedules will also be required.

	Function	Product name	Thickness (mm)	Weight (kg/m²)
				Indicative extensive green roof system - sedum
1	*Vegetation Layer	BauderGREEN SB sedum blanket	28	24
2	Growing medium	BauderGREEN SUB-EM UK extensive substrate	80	96
3	Filtration layer	FV 125 filter fleece	1	0.13
4	Drainage Layer	DSE 20 drainage board	20	8.6
5	Protection Layer	FSM 600 protection mat	4	3.6
6	Underlying Waterproofing	Bauder's underlying waterproofing system	Not included	Not included
System build-up (saturated)			**133**	**132**



*Bauder supply various green roof systems to meet required biodiverse targets and other green roof requirements

In-depth and up-to-date product specific technical data is available for each element within a system.

Download from our website bauder.co.uk/technical-centre

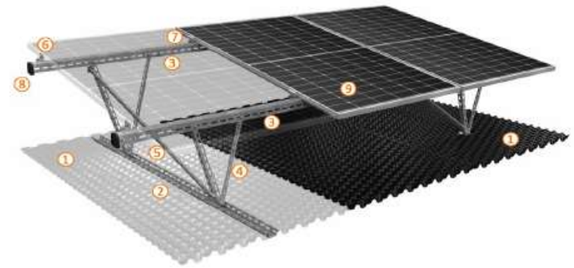
8.b) Green roofs (architectural item)

Building D & E contain metal clad roofs while building C contains a green roof system that combines water retention (blue roof) with sedan and also facilitates installation of PV panels over.
One supplier of this system is Bauder. See below details and specifications

SYSTEM SUMMARY **BauderSOLAR G LIGHT**

Biosolar mounting solution for photovoltaic modules

BauderSOLAR G LIGHT is an integrated solar PV mounting system for framed photovoltaic modules, specifically for Bauder biodiverse or extensive green roofs. This system can also be specified with the BauderBLUE STORMcell blue roof system.



Product	Description	Dimensions (mm)	Weight
1 **BauderSOLAR DSE 40** anchor board	Modified DSE40 drainage board installed above base rails to ballast the mounting system	1040 x 2030	
2 **BauderSOLAR BS-4 or BauderSOLAR BS-2** base rail	Powder coated steel base rail installed on protection layer and beneath DSE40 anchor board	3994 (BS-4) or 1994 (BS-2) x 36 x 72	
3 **BauderSOLAR MTR** Module carrier rail	Powder coated steel profile rail to support framed solar modules	4700 x 61.9 x 47.5	
4 **BauderSOLAR VT 745 BauderSOLAR VT 545** V-beams	Pre-assembled V-shaped module carrier rail support manufactured from powder coated steel	745 x 399 x 54 545 x 343 x 54	
5 **BauderSOLAR DLE** diagonal profile	Support rail to add rigidity to mounting system—Powder coated steel	1245 x 30 x 15	
6 & 7 **BauderSOLAR MKL (mid) or BauderSOLAR EKL (end)**	Mid and end pre-assembled module clamps	n/a	
8 Module rail end cap	Polypropylene end cap to protect module mounting rail ends	n/a	
9 Solar module	Framed crystalline solar photovoltaic module	Variable	
Total system weight (kg/m²)*			**176kg/m²**

CORK CITY COUNCIL LRD OPINION

9 Transport: Consideration of the proposals to address the following Strategic Transport related requirements (as set out in the Strategic Transport Planning Report attached in Appendix C):

"The proposed development has included many positive interventions with respect to the active travel infrastructure. To further enhance pedestrian connectivity within the scheme consideration should be given to the following additional measures:

i. The extension of the footpath on Bessborough Road in front of the existing avenue entrance to Bessborough House. Cork City Council have active plans to improve active travel connectivity at this location and reference to these plans should be made in any updates to the active travel infrastructure at this location.
ii. The re-instatement of the footpath on the southern side of Bessborough Road where a historical site compound previously existed.
iii. The widening of the opening serving the new pedestrian access point onto Bessborough Road to a minimum of 2.0 metres and the removal of the gated entrance
iv. The northern extension of the footpath running to the west of Block E, additionally ensure the footpath width to the west of Block E is a minimum of 2.0 metres
v. The provision of a footpath to the north of Block Band the sunroom,
vi. Provide for an informal crossing point between the entrance between the Sun Room and Workshop across to the footpath to the west of Block E, this will require the removal of some planned vegetation at this location.
vii. The removal of the gates entering the Communal Amenity Area, to ensure unimpeded access to the general public
viii. Remove the gates to the south of Block A to ensure unimpeded access between the Public Plaza and Public Park Lands.
ix. Remove the gates at either end of the footpath running to the south east of Block D.
x. The extent of Creche Playground impacts on the visibility of the New Park Land access route, it would be beneficial to extend the playground either to the northeast or southwest to reduce the depth of the playground.
xi. Remove the gate to the footpath to the southeast of Block C
xii. Relocate the proposed pedestrian crossing to directly opposite the footpath leading to the new footbridge."

ARCHITECTS RESPONSE TO LRD OPINION

9.

i. The footpath has been extended the length of the site to the west side of the avenue from the main entrance gate.

ii. We are unsure of the exact location of this request. We note public footpaths on Bessborough road are not in our control and are outside our remit to adjust.

iii. The opening is adjusted to 2m with removal of gate as requested.

iv. The footpath to the west of block is widened to 2m as requested.

v. A foot path has been provided in the location as requested.

vi. This footpath has been increased to 2m as requested.

vii. This area has been adjusted to allow for a crossing point as requested.

viii. We are proposing to retain the gates as this location to provide a clear demarcation between residents amenity and public amenity for safe and secure residents enjoyment. Amble public amenity is provided for in the public parkland area.

ix. We are proposing to retain the gates as this location to provide a clear demarcation between residents amenity and public amenity for safe and secure residents enjoyment. Amble public amenity is provided for in the public parkland area.

x. Modifications have been made to the creche playground area as requested.

xi. We are proposing to retain the existing gate as this location as it opens to third party lands on the HSE Eist linn / TUSLA site which is a highly sensitive and security conscious facility.

xii. We have relocated the pedestrian crossing as requested to be opposite the crossing for the new footbridge

CORK CITY COUNCIL LRD OPINION

9 Continued / ...

b)

The proposed development adjoins the Passage Railway Greenway and includes for a new cycle/pedestrian bridge over the greenway connecting into the existing greenway connection ramp at Mahon. Consideration should be given to ensuring that the proposed bridge integrates safely with the present greenway and does not inhibit the development of the LRT. The applicant is requested to liaise with Cork City Council's Infrastructure Directorate prior to submission of a planning application to agree the details of the proposed cycle/pedestrian bridge and connection.

ARCHITECTS RESPONSE TO LRD OPINION

9. Continued / .....

b)

We have liaised with Cork City Council in respect of bridge design in detail since the LRD Opinion issue and have made adjustments and reached agreement in principle to the current bridge design proposal as submitted.

KC Kevin Cullen<kevin_cullen@corkcity.ie>
To: You
Cc: Tony Lynch; Conor Frehill | HW Planning; artur@shipseybarry.com; FINN Tim

You replied on Wed 03/12/2025 10:41

SB-2025-111 900 SK001 FOOTB...
7 MB

Hi Glen,

This looks very good from my point of view, thanks very much for taking out comments on board.

Regards,

Kevin Cullen
Senior Executive Architect | City Architects Dept

+353 21 492 4494
kevin_cullen@corkcity.ie
Cork City Council, City Hall, Anglesea Street, Cork City T12 T997

CORK CITY COUNCIL LRD OPINION	*ARCHITECTS RESPONSE TO LRD OPINION*
15 Environmental: Consideration of the proposals to address the following Environment related requirements (as set out in the Environment Report attached in Appendix C):	15
(b) The applicant is requested to submit a Waste and Operational Management Plan for the development with any planning application	(b) We confirm a detailed operational waste management plan has been included as part of the submission.
17 A statement on how the development has considered climate resilience from design to implementation stages.	17 We include a statement on how the development has considered climate resilience from design to implementation stages as part of the design statement submission.
18 Scheme Sustainability Statement: As per Cork City Development Plan Sections 11.271-11.273, a Scheme Sustainability Statement should be submitted on how the development has considered climate mitigation and adaptation from design to implementation to operational stages. Carbon reduction, renewable energy on site and electric charging points for cars and bikes should be included within statement. Cork City Development Plan Objective 2.11 Low Carbon Economy and Chapter 11 Climate Action and Environmental Infrastructure should also be considered.	18 We include a scheme sustainability statement as part of the design statement submission as requested.
19 The site plans should clearly identify all / any wayleaves or rights of way across the application site in accordance with the requirements of the Planning and Development Regulations, as amended.	19 Rights of way and way leaves have been included in site plans as requested

Introduction



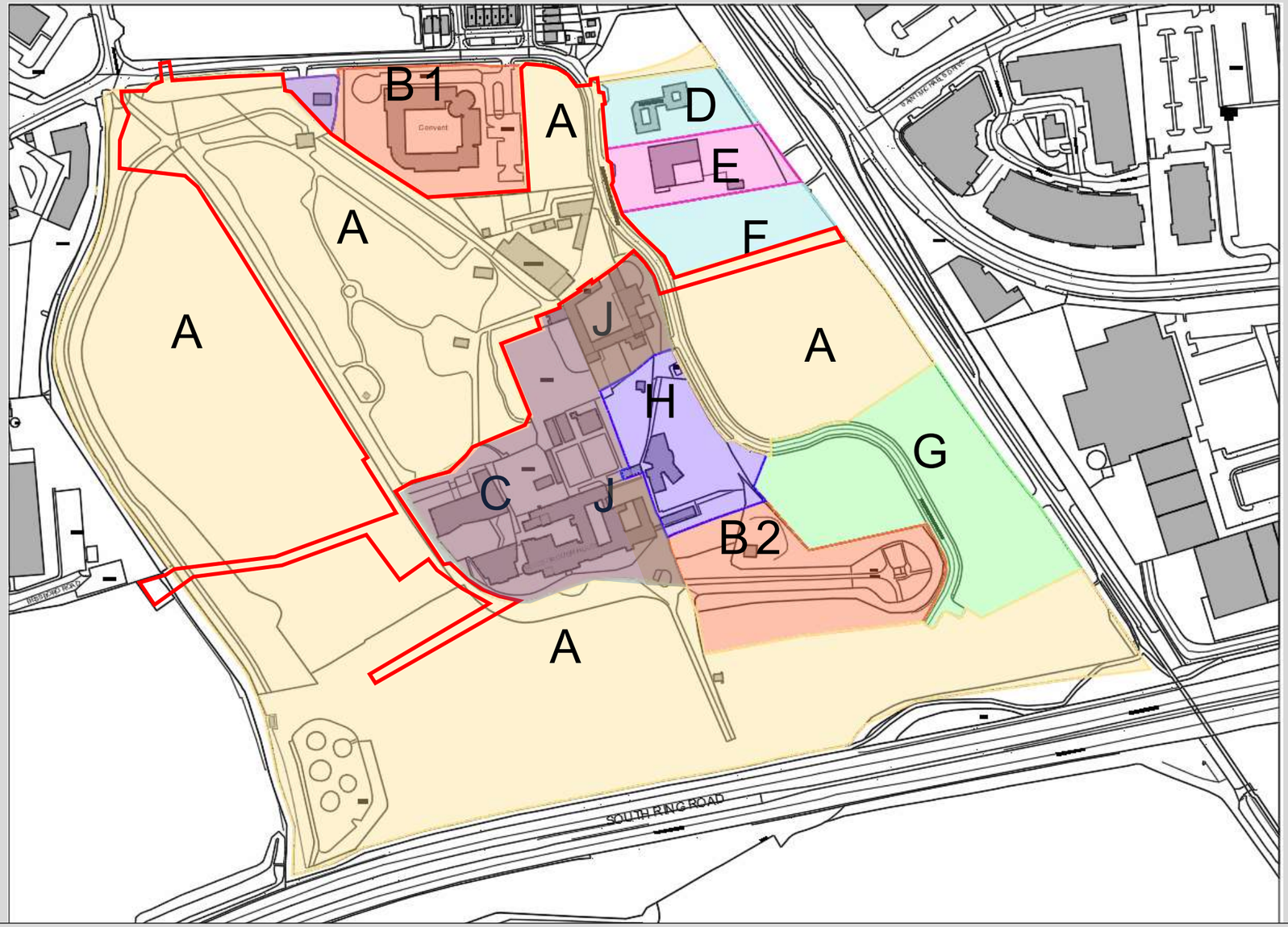
PROJECT

SHiPSEYBARRY were re-appointed by ESTUARY VIEW ENTERPRISES 2020 LTD (EVE) in 2025 to re-submit a residential scheme at the subject site –The Farm (PHASE 1) in Bessborugh. This proposal principally unchanged from former SHD application (SHD Ref : ABP-313206) which refused permission in 2025 on grounds of housing mix, weeks prior to new regulations being implemented. This scheme is resubmitted with necessary adjustments in line with the new regulations. The approach to the Farm LRD submission 2025 is in direct response to the ABP-313206 refusal of the prior SHD submission in March 2022 on this site. More recently under more senior legislation (Planning Design Standards for Apartments, Guidelines for Planning Authorities 2025) directing planning Authorities on housing Mix negates the requirement for a specific mix of unit types, thus the mix as proposed is unchanged from the former SHD and meets current compliance standards. The application site represents 1 of 2 sites (phase 1 & phase 2) submitted as separate LRD planning applications. This proposal (THE FARM PHASE 1) is to the North of the other scheduled application (The Meadows –PHASE 2) for Q2 2026. Zoning on the site permits sensitive development to the North of Bessborough House with a portion of the site to the North of the Farm area zoned residential. This combined with the proposed CMATS rail linkage nearby provides an ideal location for new sustainable communities to emerge. The over all masterplan is explored in detail in this submission as this application forms the opening up phase 1 of the strategic masterplan. In assessing the site, the wider landscape benefits of development of the subject lands should be considered with the quality of phase 1 approach informing this approach to future interventions. Considerable denigration of existing historic landscape features is occurring today. This Masterplan as proposed will safeguard and celebrate these features for future user and public enjoyment in an area currently in private ownership.

The site design has been set out in 2 distinct areas 'The Farm' area and 'The Park' area. Architecturally each area has individual needs in terms of sensitive architectural response. The Farm area is designed in consultation with John Cronin & Associates guidance on heritage aspects to the historical buildings and their setting while the Park area has been subject of detailed guidance by Arbo Care and Ilsa Rutgers landscape design.

The development consists of 140 build to sell apartments, associated supporting uses, a 25 child creche facility, communal open space areas, landscaping, surface car parking spaces, bicycle parking spaces, bin stores, public lighting and all ancillary site development works. The development also consists of the demolition of selected farm buildings and the refurbishment and incorporation of existing buildings on site. The development is arranged around 3 new blocks, Buildings C, D & E with building C located in a parkland setting while buildings D & E located around the former farmyard area . A central landscape area forms the main communal spaces to the scheme.

Overleaf is an overview of the proposal and design teams approach to the site for the Boards consideration set out under critical headings around the design. - SHiPSEYBARRY



SITE OWNERSHIP

A EVE (APPLICANT) LAND OWNERSHIP - 40.3 ACRES

B1 Convent Congregation of the Sacred Hearts of Jesus and Mary

B2 Convent Congregation of the Sacred Hearts of Jesus and Mary - 2.75 Acres

C HSE Eist Linn & Tusla Vita

D HSE

E ALZHEIMERS SOCIETY

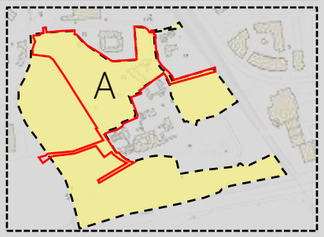
F HSE

G MWB TWO LTD.

H CRECHE

J CHILDHOOD MATTERS – HSE

Lands A are owned by ESTUARY VIEW ENTERPRISES 2020 LIMITED – the applicant. Lands A represent approximately 16.3 hectares (40.3 acres). Lands are fully serviced and accessible to adjoining greenway & road networks.

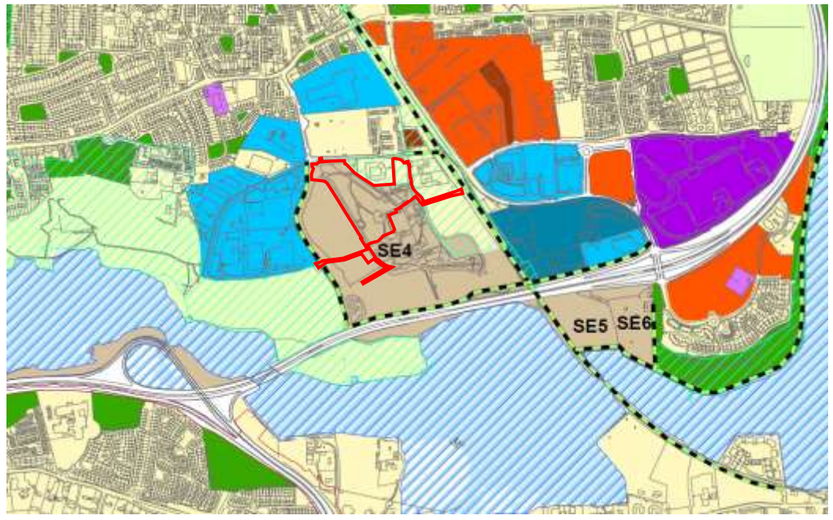


POLICY AND ZONING

CORK CITY DEVELOPMENT PLAN 2022-2028

The site has a number of zonings across various areas, which are residential in an area of high landscape value to the north of the Farm and also landscape preservation zone to the south and west .

The SE-4 designation has 3 clear objectives for consideration of the site. The proposal seeks to satisfy these objectives through its design approach and layout.



ZO 17-Landscape preservation zone

Areas of high landscape value

ZO 01- Sustainable residential Neighbourhoods

Walkways & Cycleways



SE-4 Bessborough House J.G.C.B.I

1. To re-instate historic landscape
2. To seek use of grounds as a neighbourhood park in context of the local areas plan (H).
3. To allow development within the immediate environs to the north of Bessborough house consistent with the landscape and protected structure of the site.

APPLICATION SITE

CMATS LIGHT RAIL INDICATIVE ROUTE

CMATS BUS CORRIDOR

CMATS LIGHT RAIL STATIONS

GREEN WAY TO CITY

10 MINUTE WALKING TIME

MAHON

TECH PARK

MAHON INDUSTRIAL ESTATE

CITY GATE

MAHON POINT

BESSBOROUGH

ESTUARY

JACOBS ISLAND

DOUGLAS EAST

PLACE MAKING

Key Data

AREA SCHEDULE – BESSBOROUGH FARM, 140 APARTMENTS

KEY DEVELOPMENT AREAS	(SQ.M)	
SITE REDLINE AREA	50,816.0	5.08 ha
SITE DEVELOPABLE AREA	14,688.0	1.46 ha
G.D.A.	14,676.4	
PLOT RATIO	1.0	
SITE COVERAGE	30.1%	
DENSITY (DEVELOPABLE AREA)	95.9dph	
DENSITY (REDLINE)	27.5dph	
PUBLIC OPEN SPACE(within devlopable area	10.6%	
RESIDENTS AMENITY	2,563.0	
PUBLIC PARK	24520.0	
HEIGHT RANGE	1-5 STOREYS	

GROSS DEVELOPMENT AREA						(SQ.M)
LEVEL	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	SUBSTATION
0	128.3	450.0	1,268.3	1,462.3	1,088.9	24.6
1	29.3	39.0	1,260.0	1,331.9	1,075.0	
2			1,259.9	1,475.9	1,056.9	
3				1,357.9	861.7	
4					506.6	
TOTAL	157.58	488.96	3788.20	5628.03	4589.02	24.60

LEVEL	NEW BUILT AREA (EXC. BALCONIES)
0	4,422.3
1	3,735.3
2	3,792.6
3	2,219.6
4	506.6
TOTAL	14,676.4

DEMOLITION	(SQ.M)
	AREA
EXISTING STRUCTURE	1,582.0
DEMOLITION	1,083.0

APARTMENT MIX		
TYPE	NUMBER	%
1 BED 2 PERSON	70	50
2 BED 3 PERSON	12	9
2 BED 4 PERSON	57	41
3 BED 5 PERSON	1	1
TOTAL	140	100

APARTMENT FLOOR AREAS & STANDARDS	(SQ.M)	
BUILDING	AREA	%
BUILDING C	2,397.5	
BUILDING D	3,373.9	
BUILDING E	2,848.7	
TOTAL	8,620.2	
NUMBER OF UNITS GREATER THAN 10% OVER MIN. AREA refer to Housing Quality Assesment	35	25.0%

ASPECT RATIO		
ASPECT	NO	%
DUAL	57	40.7%
SOUTH	31	22.1%
EAST/WEST	28	20.0%
NORTH (over amenity soace)	24	17.1%
	140	

AREA SCHEDULE – BESSBOROUGH FARM, 140 APARTMENTS

COMMUNAL AREA (SQ.M)

LOCATION	AREA
LOBBY	33.2
CONCIERGE	8.9
LOUNGE	79.8
FUNCTION ROOM	70.1
LIBRARY	121.7
WORKSPACE	180.9
ROOF TERRACE 1	123.0
ROOF TERRACE 2	180.9
RESIDENT'S GYM	95.0
RESIDENTS SUN LOUNGE	65.0
TOTAL	**958.5**

RESIDENTS AMENITY

TYPE	APART NO.	MIN. AMENITY AREA / APT (sqm)	TOTAL PUBLIC AMENITY AREA REQUIRED (sqm)
STUDIO	0	4.0	0.0
1 BED 2 PERSON	70	5.0	350.0
2 BED 3 PERSON	12	6.0	72.0
2 BED 4 PERSON	57	7.0	399.0
3 BED 5 PERSON	1	9.0	9.0
	140		**830.0**

RESIDENTIAL AMENITY ACHIEVED	**2,563.0**
PUBLIC OPEN SPACE	**27,136.0**
PARK	24,520.0
STREETS AND SQUARES	1,072.0
PUBLIC LINK TO GREENWAY	1,544.0

CRECHE (SQ.M)

	AREA
CRECHE AREA	240.8
CRECHE OUTDOOR PLAY	240.0

PARKING FACILITIES (NO.) (%)

TYPE	NUMBER	
RESIDENT'S CAR PARK	54	38.6%
+		
CRECHE DROP OFF	4	
MOTORBIKE SPACES	5	
RESIDENTS BIKE STANDS	230	
VISITORS BIKE STANDS	100	

Stakeholder Engagement



BESSBOROUGH SURVIVOR ENGAGEMENT - CSSA

The Site is located on a portion of the lands that formed the extensive former Bessborough estate and totalling approximately 200 acres to include lands to the North East and West of the site. These original estate lands include adjoining new ownerships now used for a range of activities from a golf club to the West, to greenway, retail, medical and office use to the East and new residential to the North.

A significant portion of the environs history is when Bessborough House to the South of the site operated as a Mother & Baby Home from 1922 to 1999. Given the sensitivity associated with the location engagement was sought with the CSSA (Cork Survivors & Supporters Alliance) from an early design stage in the design process early in 2021



CONCEPT – Fig.1 – outline early stage concept masterplan

Meeting 1- June 2021 at SHiPSEYBARRY Offices : the Promoter, their Architect and representatives of the CSSA met to discuss potential development across the site in ownership of EVE. A high level Masterplan approach was presented to the CSSA with development proposed to the North East and Western lands while the Southern portion of the park would be given over to a remembrance park (see fig.1).

CORK SURVIVORS & SUPPORTERS ALLIANCE - CSSA

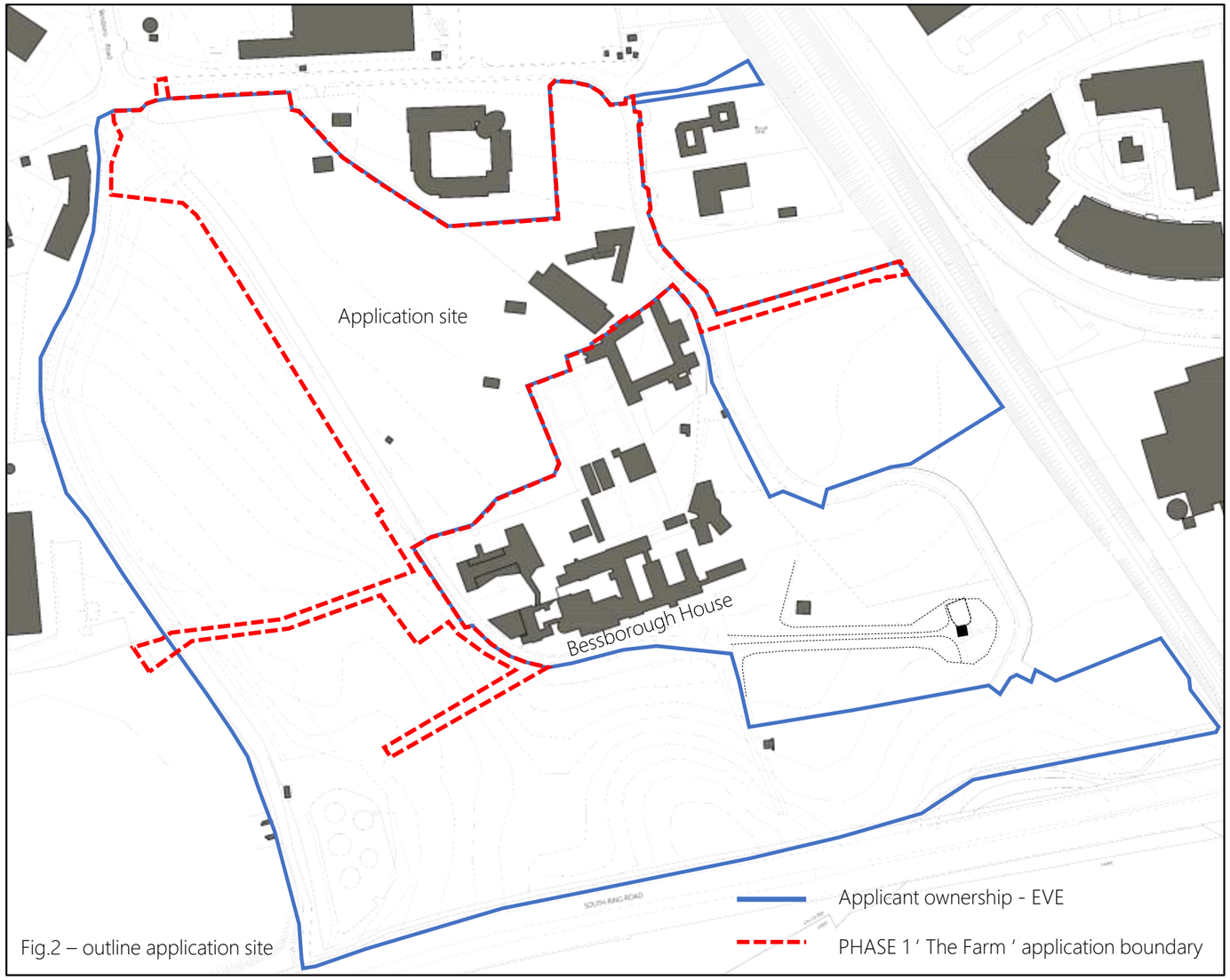


Fig.2 – outline application site

In December 2025 CSSA representatives met with the Architects and promoter at SHiPSEYBARRY offices to go through the final farm submission. Again the CSSA welcomed the proposal and ongoing engagement was committed to on the project. The draft Meadows scheme (Phase 2) was also presented to get early input on planned revisions.

Meeting 2 - June 2021 on site at Bessborough : the Promoter, his Architects, and representatives of the CSSA met on site for a walk around. The CSSA showed the areas of concern in detail and communicated their aspirations for a memorial location both currently outside the CSSA and applicants control. The CSSA re-iterated their position as not being opposed to development on the wider site, as stated publicly previously, and their primary concerns and ambition relate to the areas highlighted at the site visit outside the promoters control. Their preference is for no ground disturbance in these areas and the location to be memorialised and protected for survivors, family's and the public to visit. The CSSA also stated the EVE proposed development locations were not of direct concern to their sensitivities.

Meeting 3 – January 2022 on site at Bessborough - the Architect and representatives of the CSSA walked area for scheduled ground investigation works for drainage assessments . The CSSA met on site with a retained Forensic Archaeologist and Osteo Archaeologist to discuss practice and methodologies in areas of investigation .

Meeting 4 – March 2022 at SHiPSEYBARRY Offices with the promoter, the Architect and the CSSA representatives . The Architects presented the submission ahead of SHD 2022 application submission.

More Recently (22.09.2025) in advance of the LRD 2025 submission the CSSA have been notified of the promoters intention to re-submit the Farm scheme in its previous format and are fully supportive as per previous SHD submission.

Masterplan

NORTH FIELDS

THE FARM

THE MEADOWS

CITY GREENWAY

BESSBOROUGH HOUSE

REMEBRANCE PARK

FOLLY



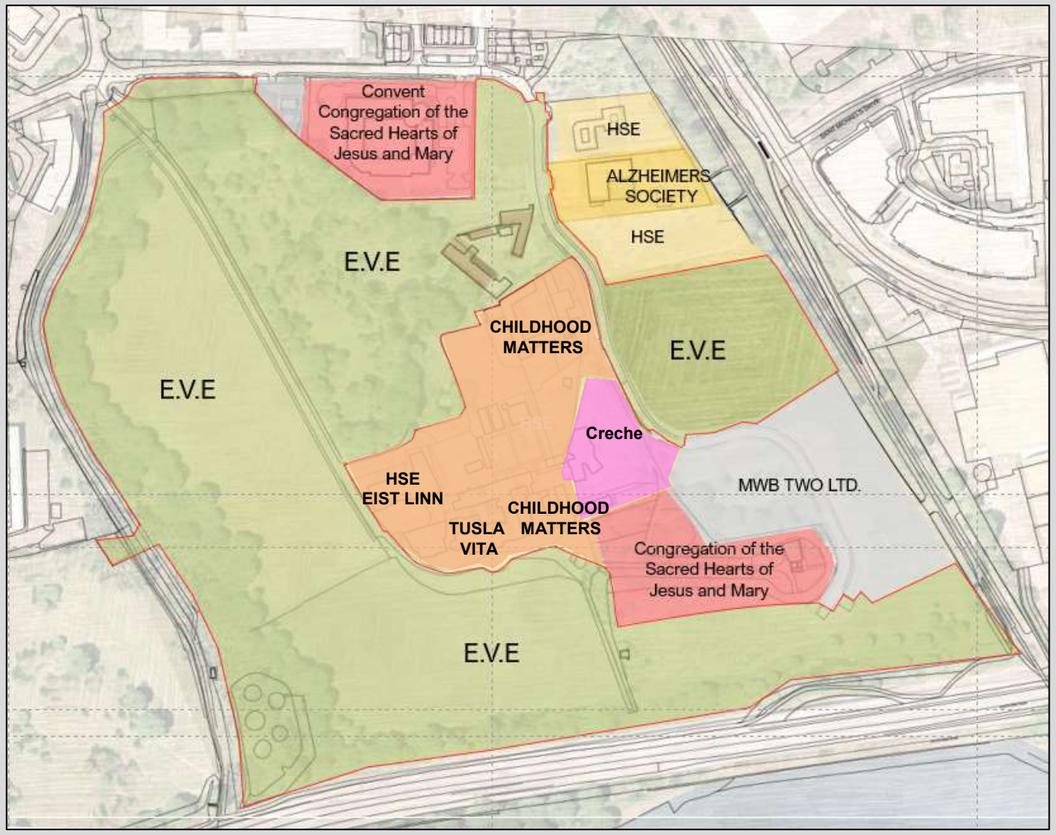
BESSBOROUGH MASTERPLAN

E.V.E, the promoters land holding extends to approximately 40.3 acres across part of the former Bessborough Estate. Other primary land holdings are principally held by The Congregation of the Sacred Hearts of Jesus and Mary, the H.S.E. and the Alzheimer's society and MWB Two Ltd. Given this, the EVE land holding provided an opportunity to open up the privately held land bank to offer a large publicly accessible amenity parkland setting with new communities integrated into this highly accessible location. Given the zoning objects , heritage landscape setting and area specific parameters, the extent and nature of any new development results in a variety of development approaches which serve to address each specific areas constraints and opportunities. The proposed Masterplan is composed of a number of these areas which have location specific approaches to design and assembly while integrating to a wider considered approach to the over-all site .

Within the EVE holding and masterplan, there are 5 areas identified as having specific criteria for design approaches responding to their immediate and wider site considerations. Though these areas have varied Architectural scales and expression, all these areas are designed to integrate ,compliment and connect with each others location and design philosophy to offer a coherent masterplan approach to the larger site.

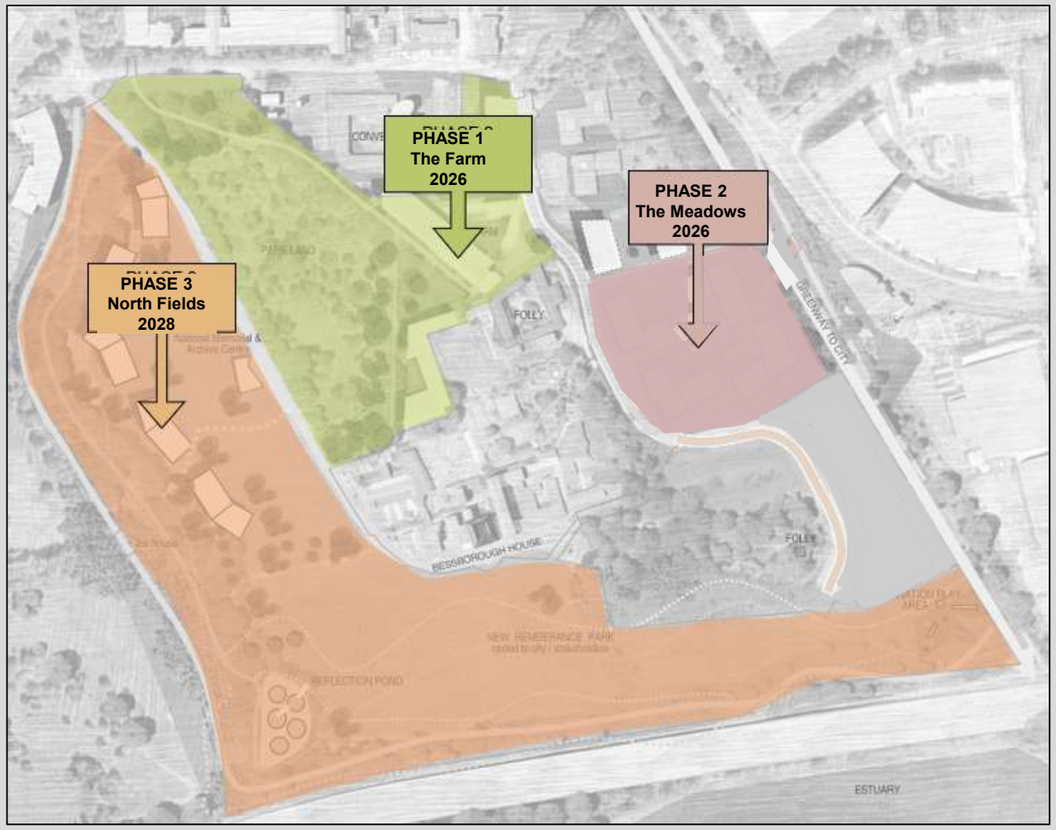

CONVENT
FARM
PARK LAND
NORTH FIELDS
Farm Girls
Memorial
National Memorial &
Record Centre
STABLES
GREENWAY TO CITY
BRIDGE
THE MEADOWS
Icehouse
BESSBOROUGH HOUSE
FOLLY
NEW REMBERANCE PARK
ceded to city / stakeholders
DESTINATION PLAY
AREA
REFLECTION POND
ESTUARY


THE FARM
THE MEADOWS
NORTH FIELDS
BESSBOROUGH HOUSE
REMEBRANCE PARK
N40 SOUTH RING ROAD
ESTUARY



SITE OWNERSHIP

Lands in GREEN are owned by ESTUARY VIEW ENTERPRISES 2020 LIMITED – the applicant. These Lands represent approximately 40.3 acres . Lands are fully serviced and accessible to adjoining greenway & road networks.



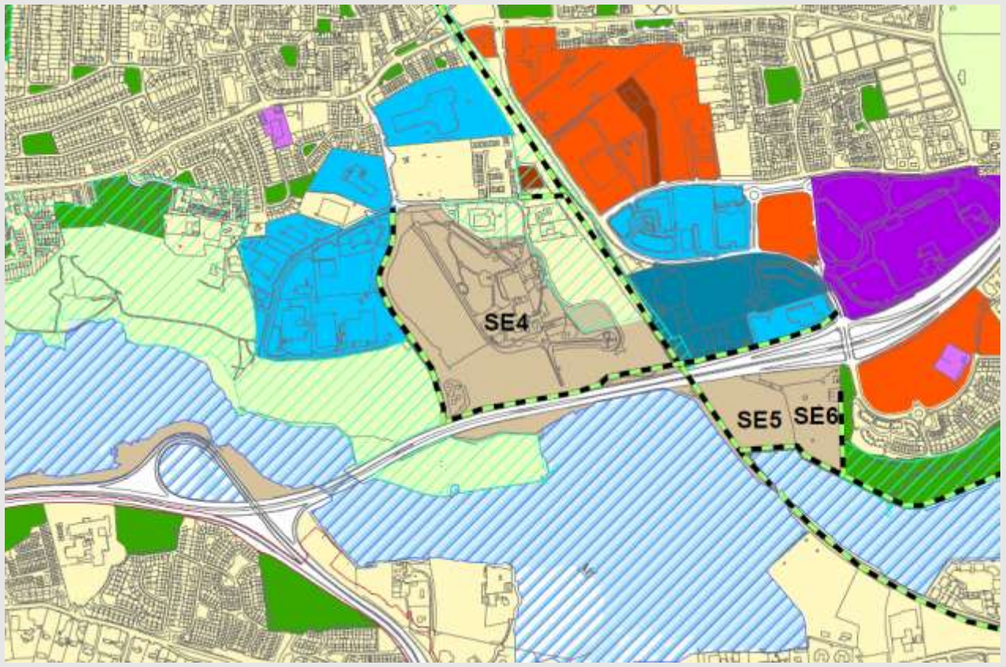
PROJECT PHASING

The masterplan is delivered over 3 planning applications with PHASES 1 & 2 running concurrently in 2026 and the PHASE 3 application to follow after. A new bridge proposal to the green way is captured in both Phase 1 & Phase 2 applications to address the issue of independent connectivity being made available to each application. Phase 3 is currently at a preliminary design stage and may alter on full engagement with Cork City Council .

POLICY AND ZONING

CORK CITY DEVELOPMENT PLAN 2022-2028

The Masterplan area has 2 principle zonings across the EVE holding, which are in an area of high landscape value. Residential zonings are across 2 of the proposed phases (phase 1 & 2) with phase 2 having a significant portion of SE4 Zoning. Phase 3 is entirely within SE4 zoning.



ZO 17-landscape preservation zone

Areas of high landscape value

ZO 01- residential, local services and industrial uses

Amenity routes

SE-4 Bessborough House J.G.C.B.I

1. To re-instate historic landscape
2. To seek use of grounds as a neighbourhood park in context of the local areas plan (H) .
3. To allow development within the immediate environs to the north of Bessboro house consistent with the landscape and protected structure of the site.

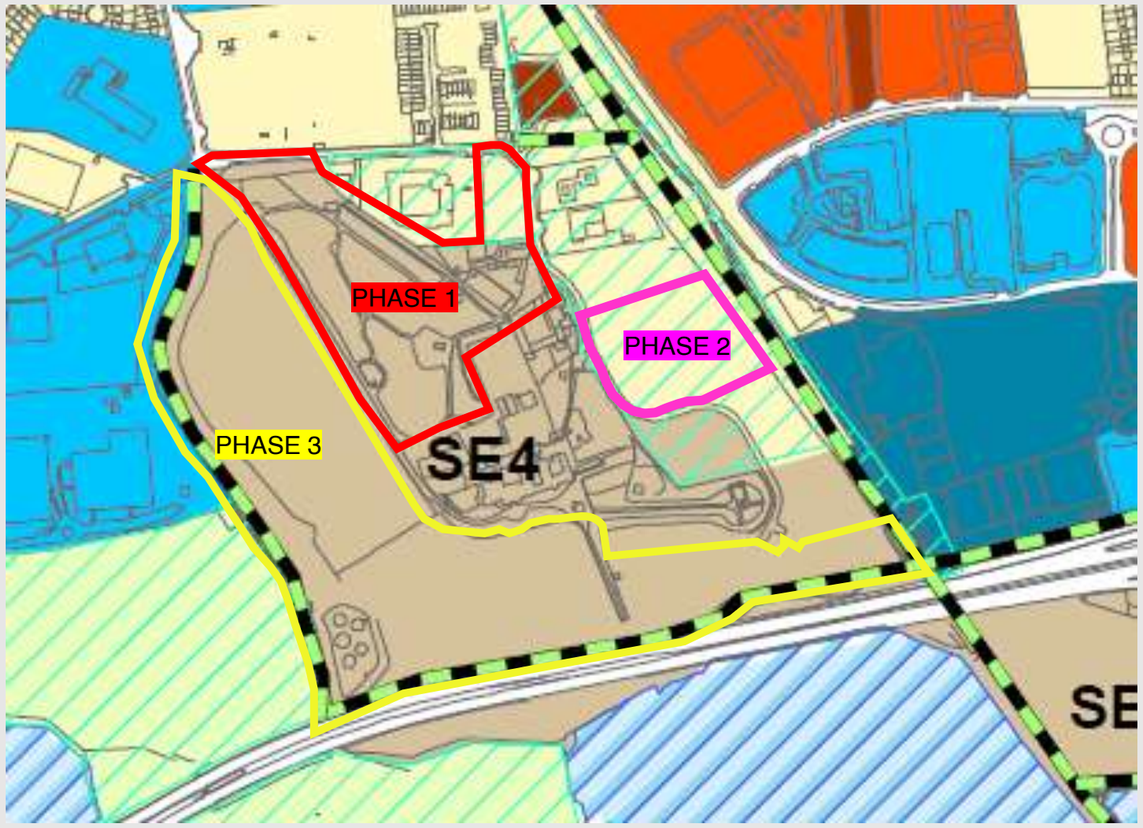


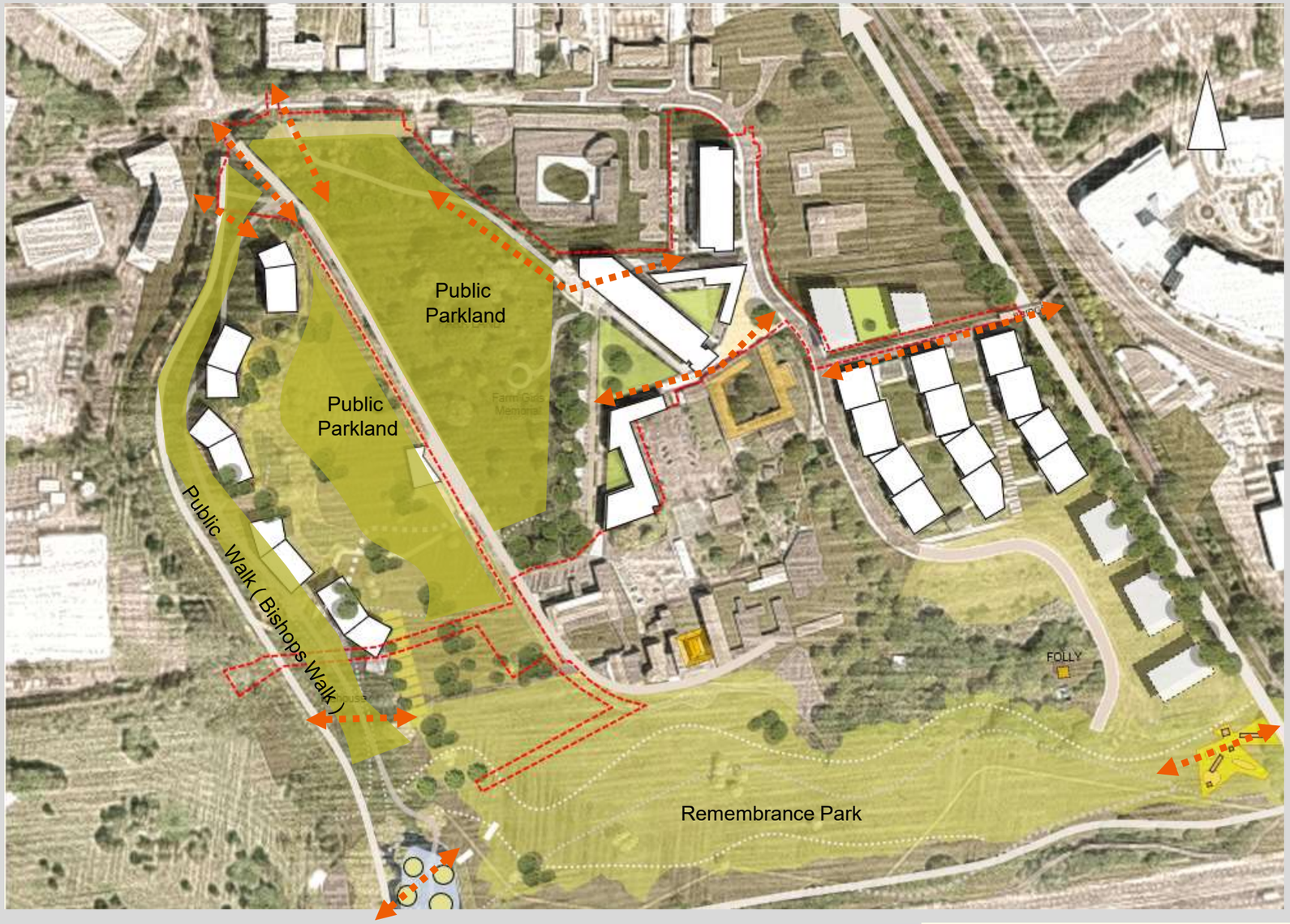
DIAGRAM OF PHASES AND ZOINING

The specific zoning objectives are addressed in phased applications across the masterplan :

- Phase 1 - has both residential zoning in an area of high landscape value and SE4 zoning. With regard to SE4 it delivers elements of reinstatement of historic landscape while also development being in the environs to the North of Bessborough House.

- Phase 2 - is a residential scheme designed to be cognisant of the location in an area of high landscape value.

- Phase 3 - has SE4 zoning across its entirety. It delivers elements of reinstatement of historic landscape, has development to the environs to the North of Bessborough House and delivers Neighbourhood Park objective.



THE OPENING UP



Critical to assessing the potential of the site, is the core vision to offer substantial tracks of land to be made 'open' and accessible to the public. In Phase 2 significant parkland (6 acres) is made accessible to the North of Bessborough House while in Phase 3, 'The Bishops walk' is made accessible with a Northern Parkland provided. Notably, to the South, 12.5 acres are provided to accommodate the Neighbourhood park objective as a remembrance park, to be ceded to the city/stakeholders in the future. The extent of public amenity adjoining new development proposals is made feasible by achieving the order of quantum of development as proposed within the promoters portion of the masterplan lands.







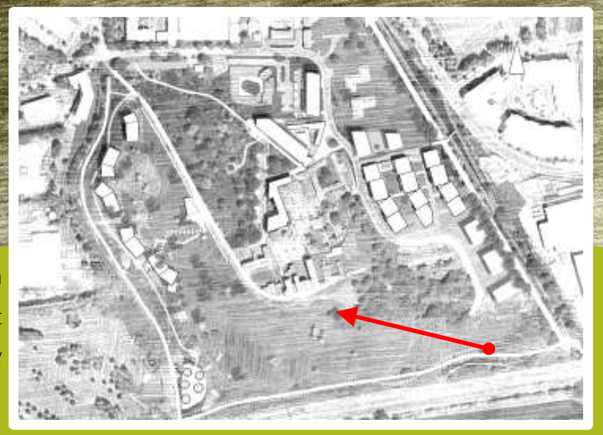




Concept view of the historic reflection pond with proposed clearance and renewed viewability of the main house across the remembrance park to the south

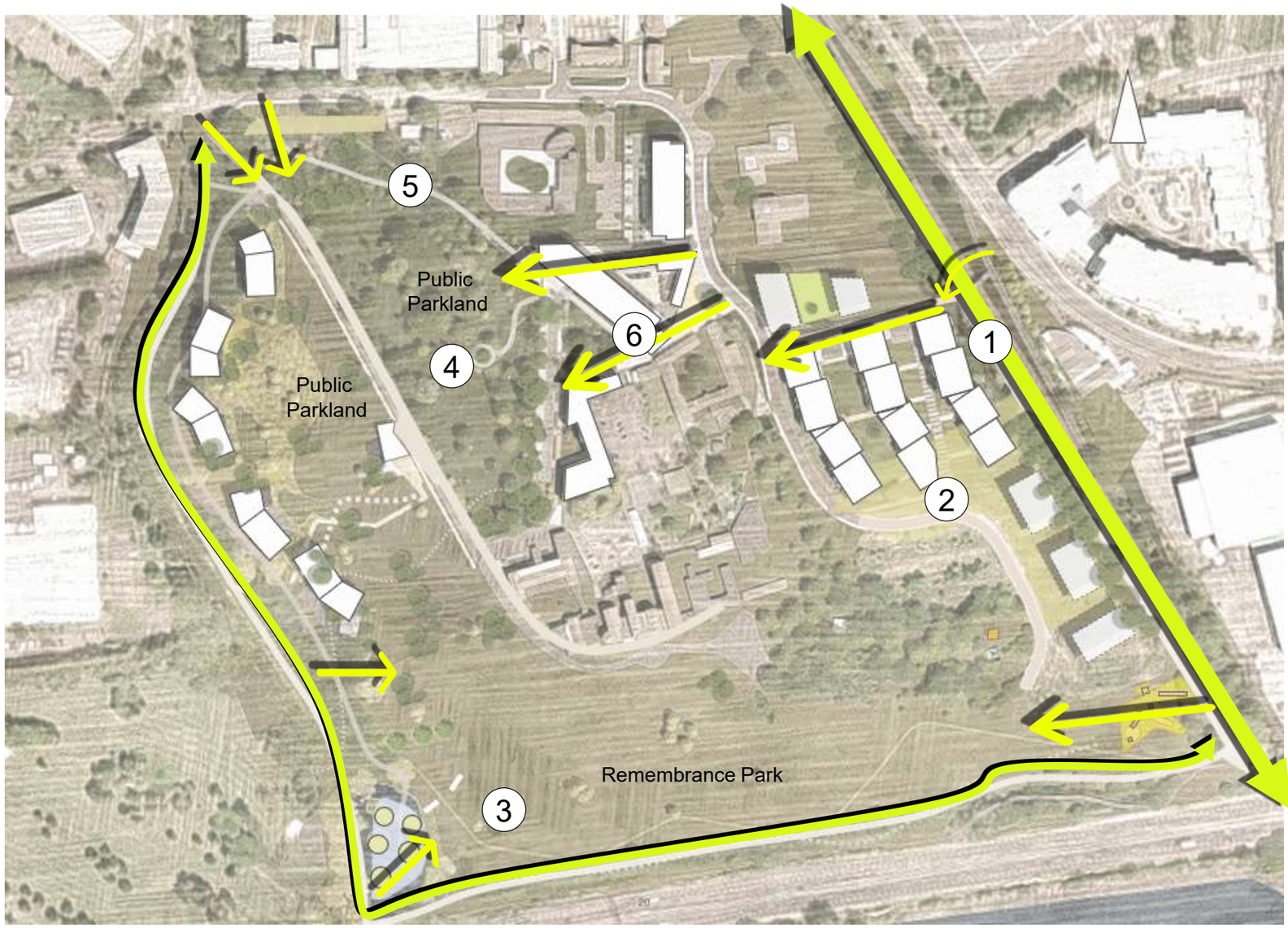


Concept view of eastern access point to new remembrance park looking west



Concept view of new remembrance park looking west with Bessborough House to centre and Phase 3 and phase 2 to the left and right respectively

PERMEABILITY





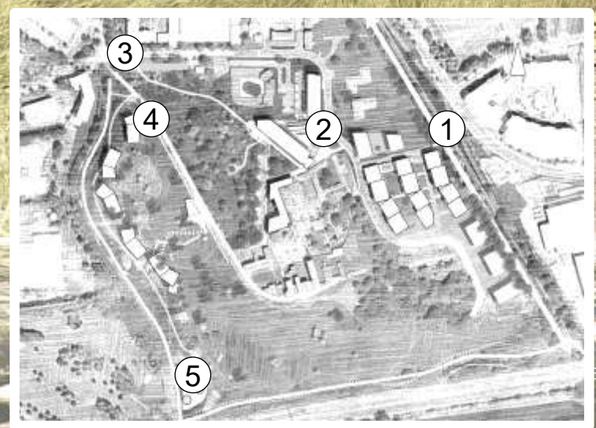












New access bridge to greenway 1

ern Park and North Fields beyond

2
New Plaza leading to the
North Park and North Fields



3 New pedestrian access to North (restored)



4 Pedestrianised main avenue



5 Access to remembrance park near reflection pond form western greenway

HISTORICAL SPECIAL CHARACTER AREAS

Across the Masterplan area ,a number of special character areas are present which are informed by the historic context and arrangement of the hierarchy and designed layout of the original estate . When analysing these character areas it is apparent that varying design responses are required to retain and enhance the original landscape intent of the estate . In arriving at the assessment of areas ,the design team is lead by Forest Bird's historic landscape assessment report (included in EIAR Appendix 3-4) .

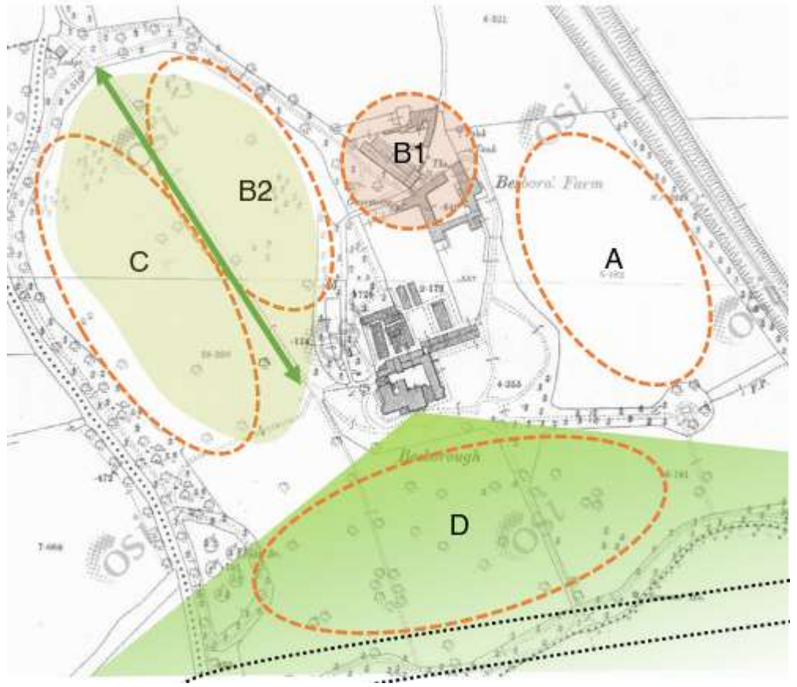
AREA A – Eastern Meadow area sits between the historic arrangement of Bessbourough house , its walled gardens secondary edged out buildings and farm complex to its West and sinuous carved out rail line on the Eastern Boundary . These two primary constructed arrangements in the landscape are critical elements to be considered in an new arrangement of buildings to be formed between . Opportunities present to reflect both historical geometries , though not orthogonal , in a composition to reflect and support each's arrangement in the landscape . Mature tree buffers on both East and West boundaries allow the site remoteness to sensitive views particularly from South on Bessborough House . Eastern more recent commercial development scales in proximity on the greenway boundary suggest a more dense scale in this location.

AREA B1 – The Farm complex has a well defined building arrangement and scale which is unique to the site. Any development in this location needs to support and enhance the original enclosure intent of the complex and retain the formed boundary to the Park to the West (AREA B2). An assessment of quality and significance of the buildings is needed to plan any intervention in this area .

AREA B2 - The is Area along with Area C formed the main open processionary landscape to the main avenue from the gates to the main residence . While not open spatially anymore given planting in the late 20th century, dissolving its intent, the area should remain as a perceived unbuilt area with care given to the recent Arbo setting .

AREA C – Similarly this area should retain a sense of openness of the avenue, should be modest in scale and height as it is more exposed and legible than other areas suitable for development .

AREA D – The most sensitive area and not suitable for development forms the main open prospect from the main residence and conversely the residence is given an uninterrupted dominant presence in the landscape when viewed from the south .





1 . (Phase 1) currently closed off access with block work wall restored to its original open east connection and dialogue

2. (Phase 1) Since lost perimeter park routes re-established with 1980's landscape interventions removed.

3. (Phase 1) pervious access beyond estate walls re-established.

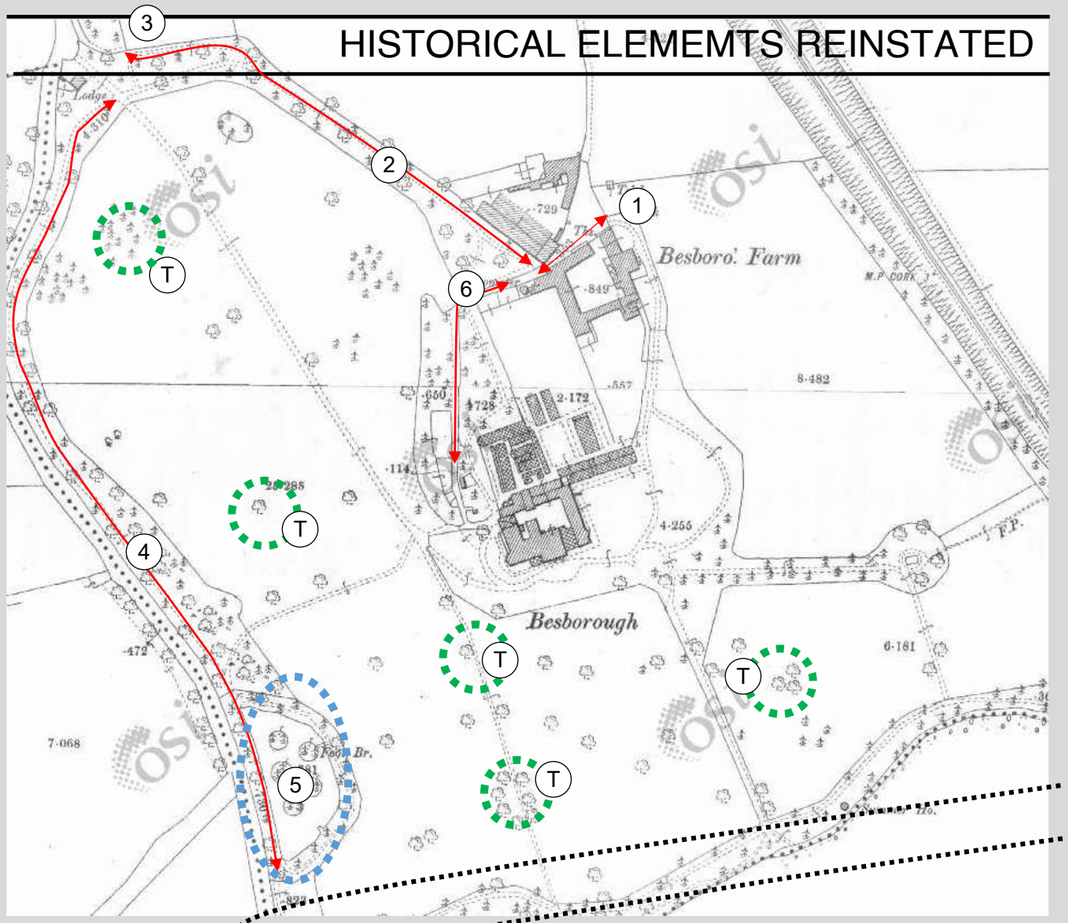
4. (Phase 3) 'Bishops walk ' restored and re-established and made publicly accessible.

5. (Phase 3) Pond area restored to former landscape feature status.

6. (Phase 1) Main routes connecting house to farm area re-established and given prominence.

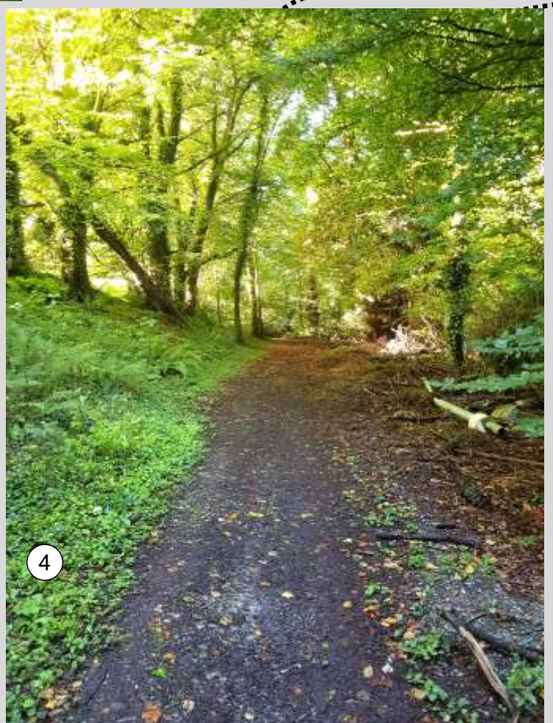
T. (Phase 3) broadleaf tree clusters re-instated. Indicative only on diagram

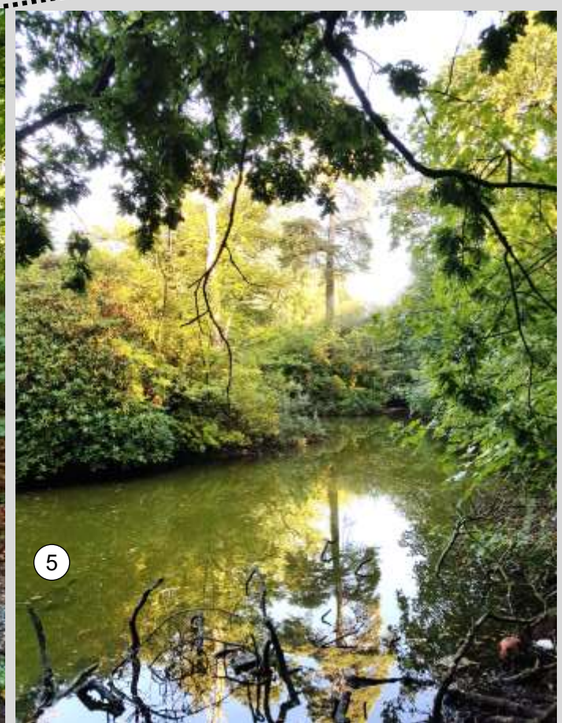














PRIMARY EXISTING ROAD NETWORK

New development specific road access

Historic avenue maintained – access to Record centre and emergency access Bessborough house

emergency access Bessborough house

Future creche access & HSE access – subject to planning applications

TRAFFIC ACCESS

1. PHASE 1– New northern access road offered to be taken in charge
2. PHASE 2 – Carpark access
3. HSE future access
4. Creche future access and turning / drop off
5. Park emergency & maintenance access
6. HSE emergency access
7. Avenue maintained for records building and emergency access (pedestrian priority)
8. North Fields rear parking /service access PHASE 3 – New northern access road offered to be taken in charge
9. Phase 1 carpark access
10. Emergency access

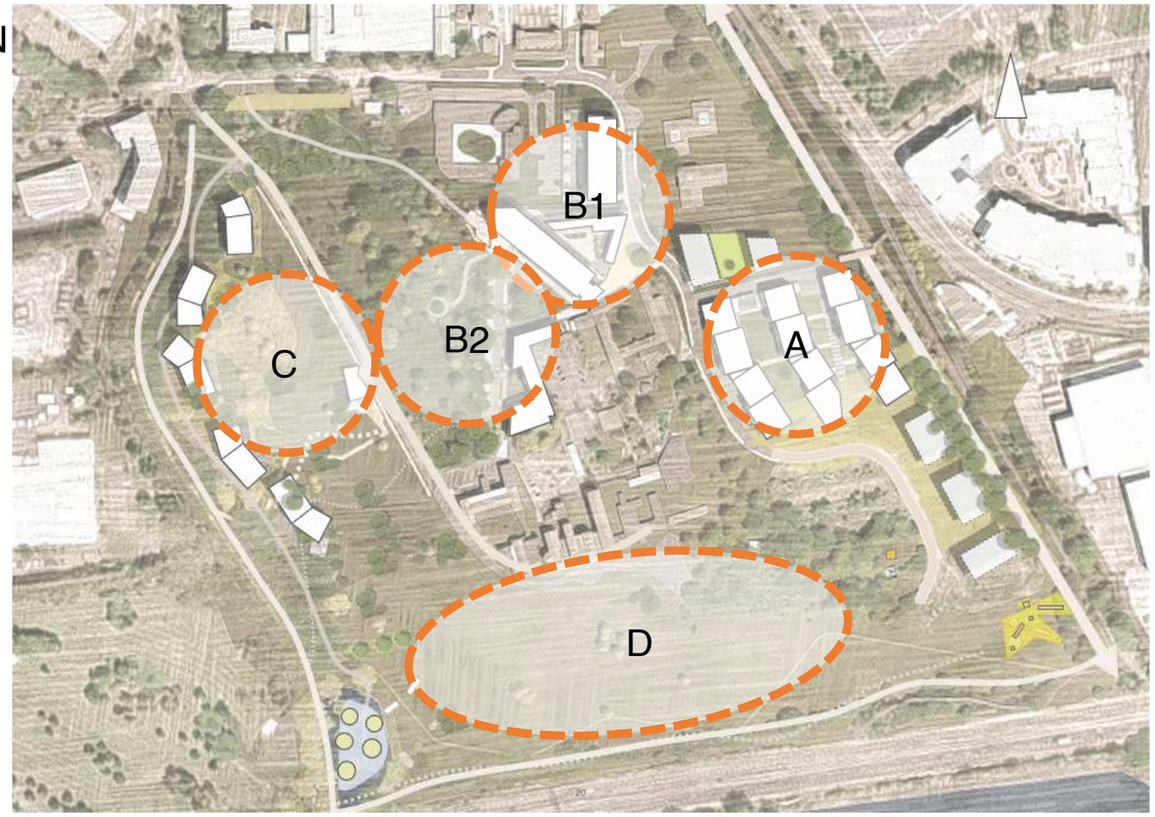
INDIVIDUAL CHARACTER AREAS OF THE MASTERPLAN

The design of any new development within the masterplan area addresses specific local constraints and opportunities to their specific area within the plan. This results in a number of different architectural approaches and typologies across the site which offers a diverse experience and improved placemaking and area identity opportunities. These areas are identified in 4 key areas as follows.

AREA A – The Meadows, is presented as a gateway to the site with a large feature public realm central spine connecting to the greenway to the east via a new bridge access. This location is considered suitable for a more dense typology given the typography and screening of Bessborough house to the west. Its scale reflects the gateway nature of the scheme to the masterplan while also being in close proximity to newer scaled development to the east in Mahon.

AREA B –The Farm, contains 2 area identities within it B1 & B2 ; B1 requiring consideration to the existing farm complex centrally and to the south while B2 responds to a landscape parkland setting with historic routes as generators – development is highly sensitive in this area given these proximities.

AREA C – The North Fields, has an open landscape feel with a mature woodland backdrop, development here retains an open 'bordered' landscape intent with a different parkland architectural expression applied.




Area A


Area B


Area C



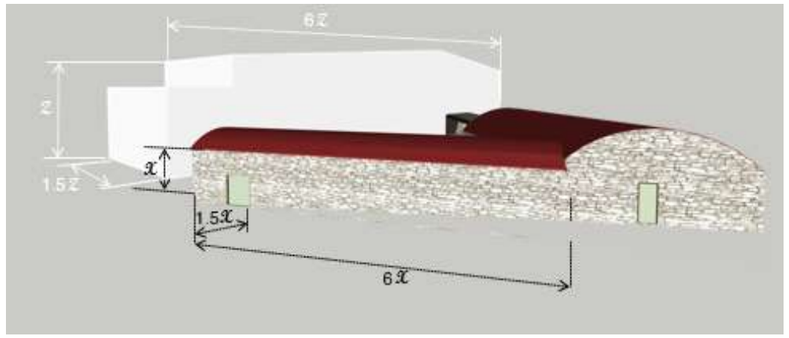
THE FARM – PHASE 1

AREA B1 – THE FARM

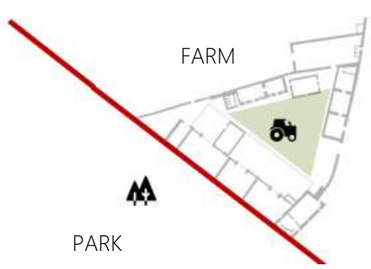
The Farm area occupies the part of the former farm complex of buildings to Bessborough House. It is in close proximity to the NIAH listed farm buildings to the south. A conservation assessment of the buildings on site identified a number buildings to be retained but critically the geometry and boundary nature of the site with the park to the west would need to be maintained. In consultation with Cork City Conservation officer the below right strategy was agreed with new buildings forming this edge to the park (building D). Expressions of the architecture of the building are linear and long in nature to reflect the proportional and unique character of the retained structures on site. Materiality is also derived from the retained farm buildings with feature corrugated metal used extensively. The area is opened up to re establish open connections to the west with access provided to the park area and building C beyond.

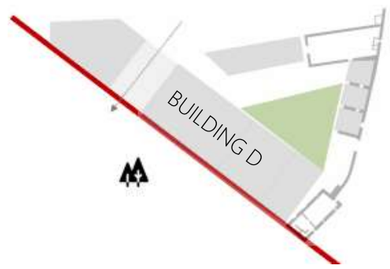
This site is proposed to have 140 residential units in total combined with building C in the park, with a creche and supporting facilities.











AREA B2 – THE PARK

The Park area to the North of Bessborough House while originally intended to be an open demesne setting was extensively planted in the 1980s dramatically changing the landscape intent. Still remaining though dissolved is an axial route from the house to the farm. The proposed new development takes this route as a primary generator and forms a boundary to the now treed open space to the north and west . Development is low scale at 3 storeys and addresses the rear former walled garden area with an modest mansard roof expression. Both buildings C and D offer significant supervision to the new public park to their west.







THE MEADOWS – PHASE 2

AREA A – THE MEADOWS

The Meadows is located to the north of residentially zoned lands which must be considered in assessment of height and distant views. It forms the main gateway to the masterplan with its proximity to the greenway. The site is further bounded to the north by zoned residential lands which transitions in scale to existing buildings further north. This area has significant tree stands to the south west which buffer sensitive views from the parkland to the south. It surrounds a major public realm spine leading to other permeable connection points to the wider site beyond.

Two strong historical geometries in proximity inform the urban approach with Bessborough House and the former rail-line creating a complimentary and angled relationship reflected in the plan form.

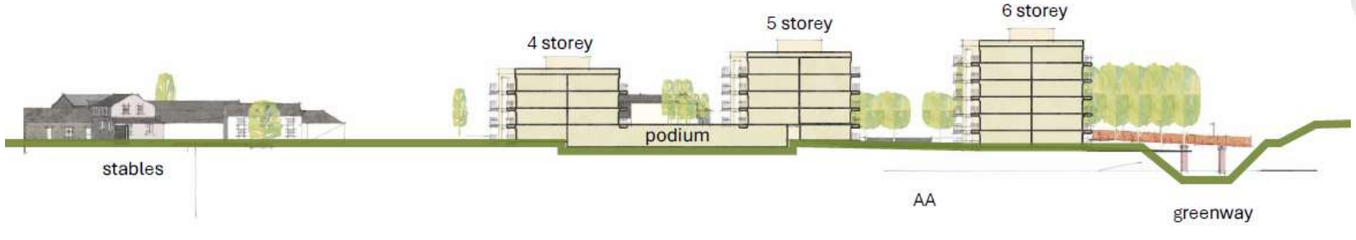
A sequence of enclosures found in the main Bessborough estate building complex is also interpreted and reflected in the plan arrangement of public and private spaces.

This site is proposed to have 280 residential units with a creche and supporting facilities. Currently at application stage a positive S247 was had with Cork City Council in November 2025









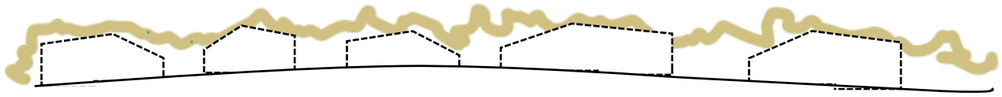


THE NORTH FIELDS – PHASE 3

AREA C – THE NORTH FIELDS

The North Fields area is currently in rolling meadow with a mature tree stands to the west boundary. Development here is design to be low scale (equal to or below tree height) and form an edge to an open space landscape off the main avenue per original historical intent. The architectural expression is organic in plan form, elevation and site arrangement to play on the original tree line boundary. Servicing is to the rear offering the buildings face directly to the parkland to their east. This parkland along with the bishops walk to the rear are to be made publicly accessible. An indicative location for the National Memorial and Record Centre is offered midway off the avenue. This location offers a unique opportunity to create a new community in a parkland setting.

Area D is preliminary in nature and is designed to accommodate a maximum of 200 residential units and services . It is subject to future detailed engagement with Cork City Council on design proposals.











REMEMBRANCE PARK – PHASE 3

AREA D – THE REMEMBRANCE PARK (NEIGHBOURHOOD PARK)

The Remembrance Park incorporates the southern prospect of Bessborugh House which forms its centre piece. It is intended to be a wide expansive green open space for public use. Given the size at 12.5 acres it has the possibility to be laid out with a number of amenity areas within to address remembrance of all stakeholders of the Bessborough Mother and Baby home legacy. Certain historical aspects of landscape and route restoration are envisaged as part of this areas overall masterplan. Opportunities exist for circulation routes to be setup to take in key features of this area, with the potential of destination play areas to the east while the calmer more reflective space at the historic pond area to the south west. The park links the eastern greenway and the western green way and combined with a highly permeable masterplan, circular amenity routes are made available to the public. It is intended at phase 3 stage to cede this land to the city and relevant stakeholders for full implementation to their needs.





A Parkland to Remember – What a Remembrance Park can look like

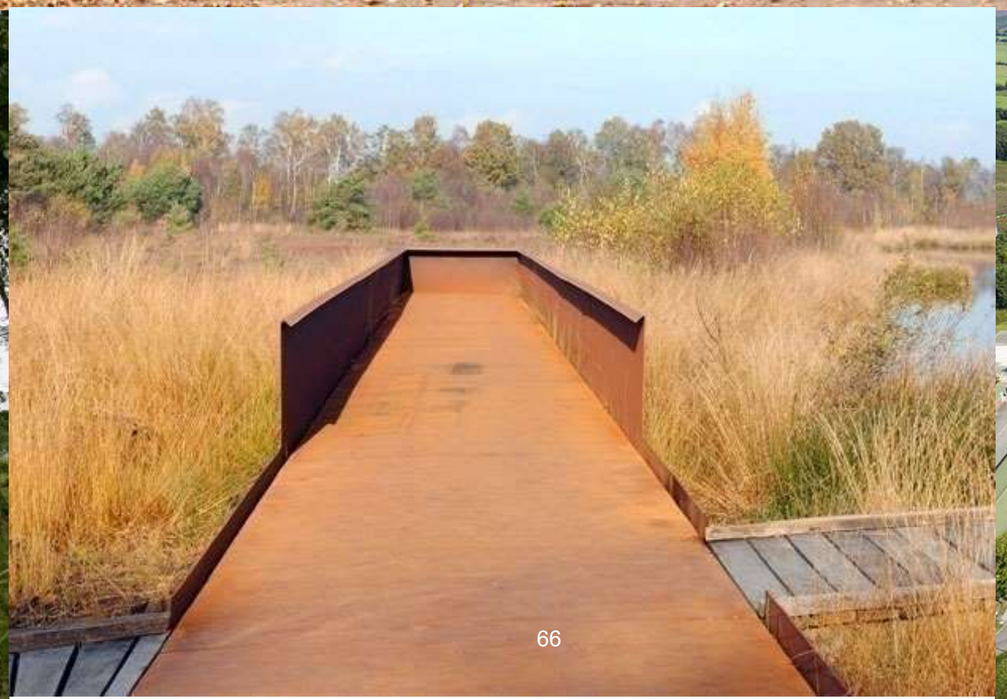
A Memorial space – How other cities approach memorials - international best practice.

A recognised best practice approach on memorials is to put the key memorial stakeholders at the centre of procurement process. Workshops with interest groups, public consultations and a democratic approach yields the optimum outcome for all. All key players need to come together and work to facilitate the goal of the remembrance at hand. Key elements such as design can play a significant role in delivering a shared vision of international quality. We present some other successful Memorial interventions that represent best practice in creating powerful Memorials to tragic pasts internationally.

WES Landscape Architecture: On the site of the concentration camp Esterwegen, built in 1933, a memorial was set up in memory of all fifteen camps in the Ems region and their victims. None of the above-ground construction elements were still standing. For this reason, “tree parcels”, with the dimensions of the former barracks were cut out of the red oaks planted in the fifties. A contrast to this almost park-like scenario is formed by the gravel covering of the entire area that once housed the prisoners, the bulky silhouettes like paper cuttings, high walls made of Corten steel, an interpretation of the watchtowers, the course of the wall and the gates. A place for “active” recollection has developed, which encourages the visitors to allow the history and the topography of violence, threat and destruction to evolve in their imagination, while also relating this to the present.

Esterwegen Memorial Site
Esterwegen Germany







By Gaeta Springall Architects:

The site is in Chapultepec, the most important park of Mexico City. This part of the forest belongs to the Federal Government and was under the custody of the Secretariat of National Défense for many decades, so, first of all, the memorial project means the recuperation of 15,000 square meters of public space. In this project, we give material form to one of the most important issues of contemporary Mexican society: violence. In response to this, we propose an open project, open to the city and open to appropriation by its citizens: a space that exists in a state of complete openness to the city and the people

Memorial to Victims of Violence – Mexico City



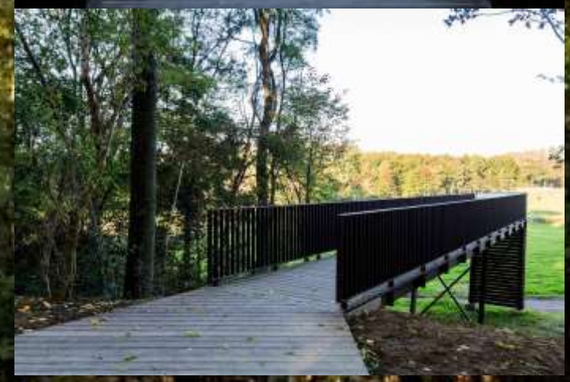


















By OMGEVING Architects :

The Bluff in the notorious 'Ypres Salient' is a unique wartime landscape that survives from the First World War. The site was the scene of widespread feverish digging of underground passages and shafts, mine explosions, sabotage and attempts at eavesdropping. In the context of the cultural tourism project, 'Remembrance Park 14-18', subtle measures in and around the site have been taken to improve access for visitors and so that visitors can see what the unique landscape framework in which the fighting took place looked like.

The Bluff Memorial -Ypres Belgium



Play - a new generation – destination play area







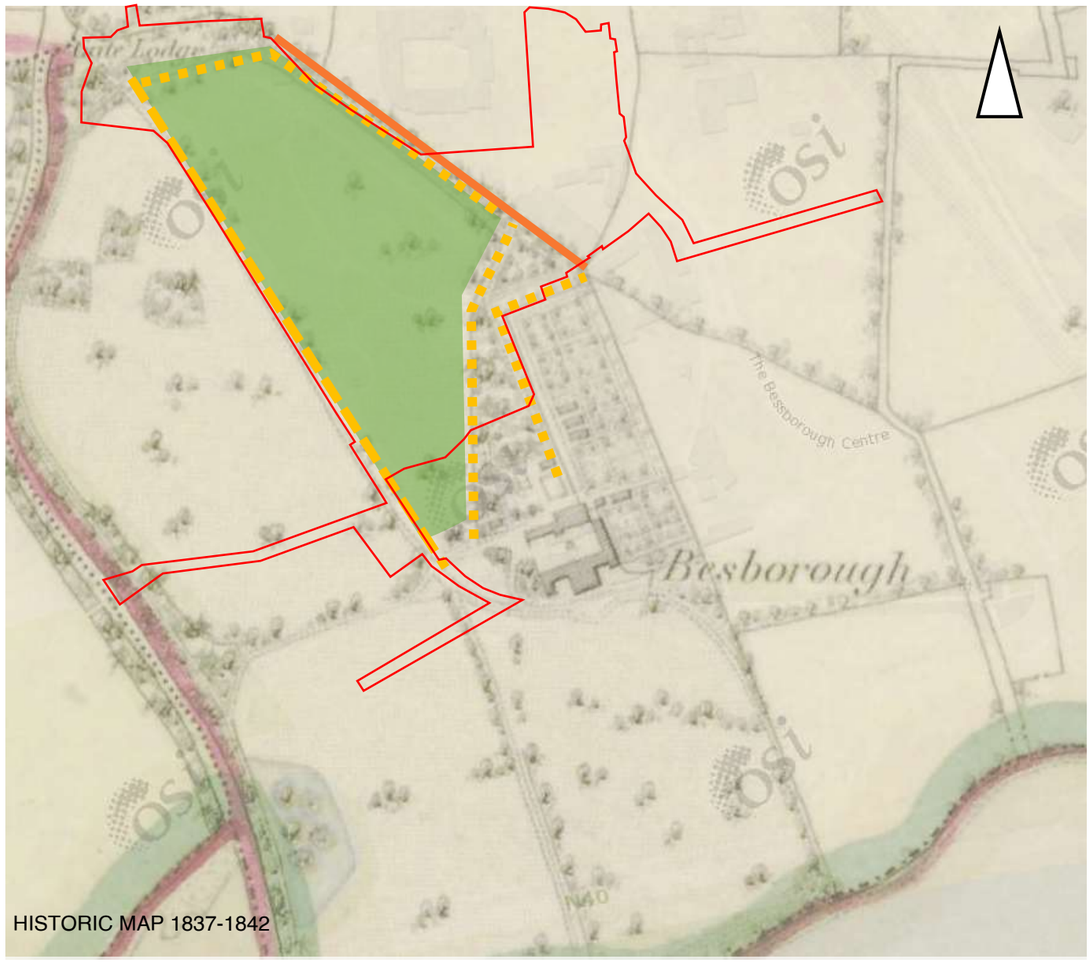
Bessborough presents a unique opportunity to have a new space for children, for children to be the focus in a new and positive way – a new generation while acknowledging the past. The remembrance park has the potential to create innovative & child centred spaces of play and exploration. Already on site is an award winning Creche facility ushering in a new generation of child focused care. We feel new play areas with children's voices in laughter and play in this place would hold deep resonance coupled with the remembrance theme at its core. A Highly accessible location off the main eastern green way is located to the south east of the remembrance park.







Application Site Analysis



The above map shows the original Pike family home and estate stretching to over 200 acres. The map captures the main home structure with later additions of stables, farm and the folly to arrive later (see Historical listings) .

Relevant to the application site the following sequence of maps (1837-2018) tracks the retention & alteration of historical open space and historical routes from pathways to main avenues north of the House. These aspects to the evolution of the site form the strategy for the new buildings placement, alignment, masterplan, circulation and amenity to the proposal.

The Green Hatch area which is tracked in the map sequence shows the original conceived open amenity space formed by 3 boundaries (yellow); the avenue to the west, pathway to the north with a walled boundary (orange) and further pathway border to the east. This oldest record in mapping establishes the original hierarchy of open spaces and circulation which forms the core response generator for the proposal & masterplans integration.

HISTORICAL



HISTORIC MAP 1888-1913

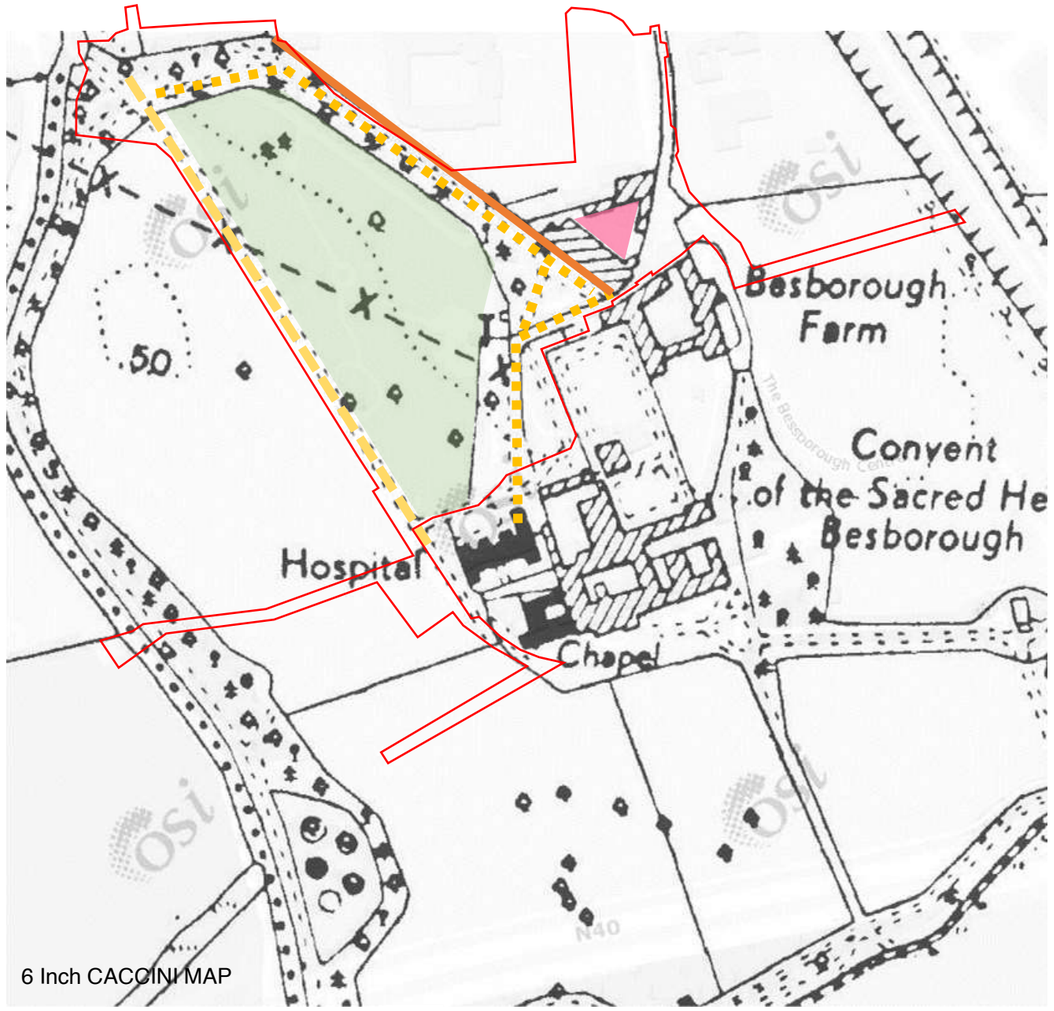


BESSBOROUGH HOUSE – PIKE FAMILY HOME c. 1880's

The above map shows the development of the site from the late 19th century. The Pike Family home is extended to the north and east. The site traditionally appears to have extended northwards with the high value southern prospect remaining open throughout the development sequence. The Folly to the east is also added at this point. The rail line to city-Passage West appears (currently as greenway) at this point with the private Pike family train stop in the south eastern most corner.

The perimeter routes in yellow largely remain intact with planting appearing to the west of the path from the main house. Consequently the green open space is modestly reduced in area. The Farm buildings are rigorously set up to flank the boundary to the north east (orange). The characterful & asymmetric geometry of the stables area to south of the application boundary and also the adjoining farm area triangular arrangement (pink) also present at this point in time.

HISTORICAL



6 Inch CACCINI MAP

The above Cassini map shows further modification to the north and west of the family home (black). The map clearly identifies the extent of open space, pathways and boundaries associated with the application site.

HISTORICAL



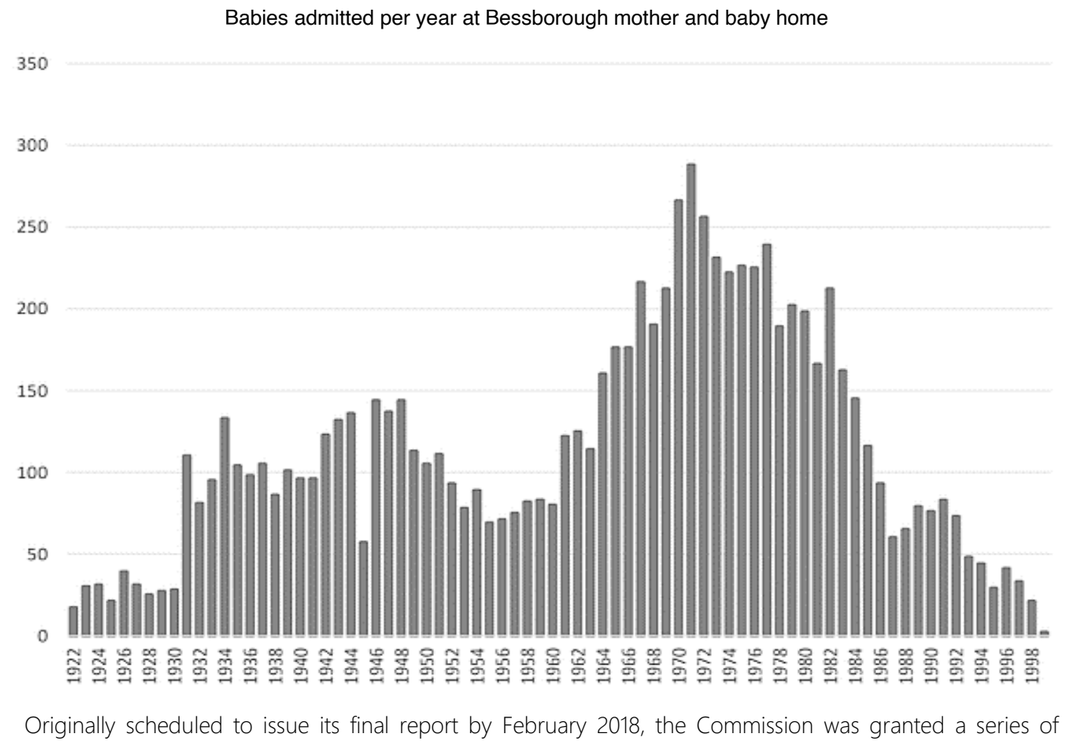
BESSBOROUGH MOTHER AND BABY HOME 1922- 1999

Bessborough Mother and Baby Home on Bessborough Rd, Blackrock, was opened in 1922 and operated until 1999. During those 77 years, 9,768 mothers entered the home and 8,938 children were born or reared there. Of these children, 923 died. The burial place of a large number of babies who died at the home remains unaccounted for and a source of huge concern and pain for survivors and their families.

Bessborough was owned and run by the congregation of the Sacred Hearts of Jesus and Mary and was regarded as one of the first 'special' institutions for unmarried mothers and their children.

The Mother and Baby Homes Commission of Investigation (officially the Commission of Investigation into Mother and Baby Homes and certain related matters) was a judicial commission of investigation, established in 2015 by the Government to investigate mother and baby homes.

The Mother and Baby Homes Commission of Investigation submitted its final report to the Minister for Children, Equality, Disability, Integration and Youth on 30 October 2020. The report was published on 12 January 2021



Originally scheduled to issue its final report by February 2018, the Commission was granted a series of extensions. In January 2021, the final report detailed that approximately 9,000 children, one in seven of those born in the 18 institutions covered by the Commission's terms of reference, had died in them between 1922 and 1998, double the rate of infant mortality in the general population. The final report was published on 12 January. On 13 January 2021, Taoiseach Micheál Martin made a formal apology to survivors on behalf of the state. The Commission was subsequently dissolved on 28 February 2021. Today the location of the burials remains unidentified and a source of huge pain and concern for Survivor groups and their families .



HISTORICAL



HISTORIC ARIEL PHOTGRAPH 1956



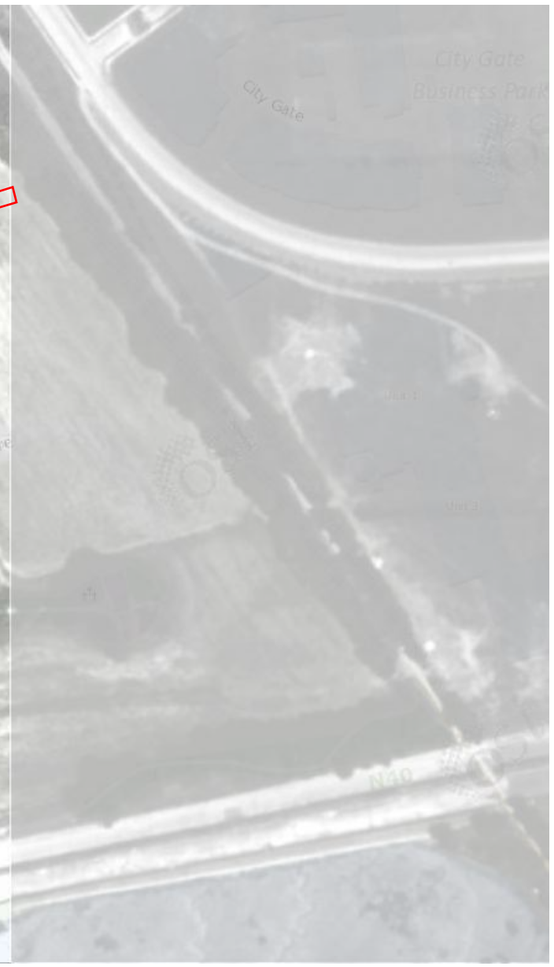


The above aerial photograph shows the lands with key elements still intact. This photograph is critical in assessing the most recent documented presentation of the parkland area (green) as being presented as an open unplanted area bar isolated feature trees. At this point also of note, the paths and boundary's large remain reflective of the earliest recordings of the site. Consistently the farm boundary rigour remains intact as is present in todays site.

The site today has the large open area planted (c.1980s) and while the arboriculture environment now maturing presents as a pleasant environment, it is contrary to the original landscape intent of openness as conceived in the earliest plans for the estate .

HISTORICAL







HISTORIC ARIEL PHOTOGRAPH 1995

(DETAIL PARKLAND) HISTORIC ARIEL PHOTGRAPH 1995

The above aerial photograph shows the extent and impact of the landscape interventions c.1980.s .The pathways and routes hierarchy have been altered significantly and added to in number dramatically. Early new planting is apparent in the open space area again conflicting with original landscape intent. Feature areas and folly's/gazebos are introduced into the open area. These pathway interventions are reversed and reinstated to historic routes in the proposal. The remaining wider site remains largely rural and undeveloped. Significantly the Main N40 roadway to the South now severs a portion of the prospect lands .

HISTORICAL



HISTORIC ARIEL PHOTOGRAPH c.2005

The above aerial photograph shows the extent the wider site was impacted when it went through a significant development phase of commercial building. Within the site the creche to the east of Bessborough House is completed. Development of the HSE buildings to North East of the application site is evidenced .

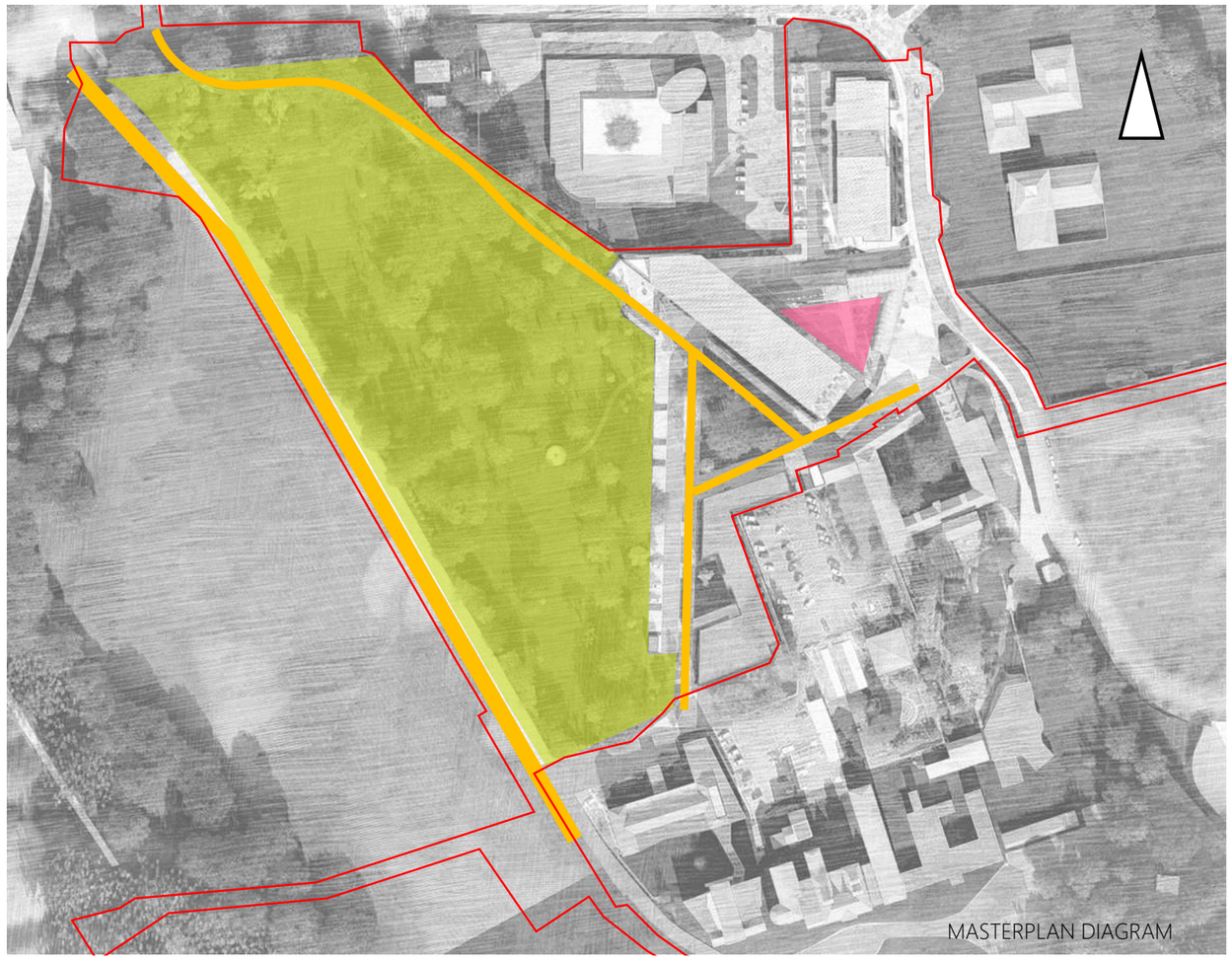
The recent planting of the open space within the site is starting to become established.

HISTORICAL

ARIEL PHOTGRAPH c.2018

The above aerial photograph shows the extent of extensive development the wider site continued to go through which include further commercial buildings, retail and residential areas beyond the site. The new convent is now built to the North of the application boundary and more recently the main Bessborough Centre is taken over by the HSE. Many of the farm buildings fall into dereliction. The former open space now has a semi mature Arbo setting with a significant variety of native and non native tree specimens on site today.

HISTORICAL



MASTERPLAN DIAGRAM



PERIMETER ROUTES RENEWED



PUBLICALLY ACCESSIBLY PARKLAND

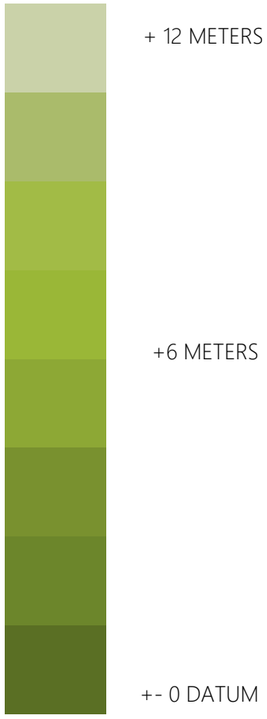
SITE PLAN RESPONSE

In the Parkland area, the site plan aspires to reconnect and reverse order the hierarchy of paths to the original perimeter intention. Retained and established historical routes are supported and reused with their geometry setting up the principle generator for the insertions orientation and configuration. A new connection (white arrow) is added to the arrangement which is a natural continuation and allows the site to have improved permeability and connectivity. The original open space area, though now planted, is retained and left into meadow / grassland with obtrusive more recent pathways removed. The Arbo setting is well retained with approximately 10% of mixed quality trees to be removed. The Farm area has a mixture of retained and demolition strategy with high order buildings retained. The formal boundary between farm and park is supported by a new linear building with eccentric triangular yard enclosure retained. A northern building creates definition and edge to the streetscape. Of note, the privately held parkland is given public access and adds significant amenity to the wider community.



EDGES REDEFINED

HISTORICAL





CONTOURS

The topography on the site is significant to the interpretation of the masterplan, with Bessborough House occupying an elevated prominent location central to the site. The lands to the south and west have significant level change offering and opportunity for any interventions to be respectful in prominence while still achieving a sustainable community population within the site. Lands to the east and south while more elevated, benefit from mature tree stand locations to minimise any visual impacts on the existing built heritage with high canopy cover.

PHYSICAL

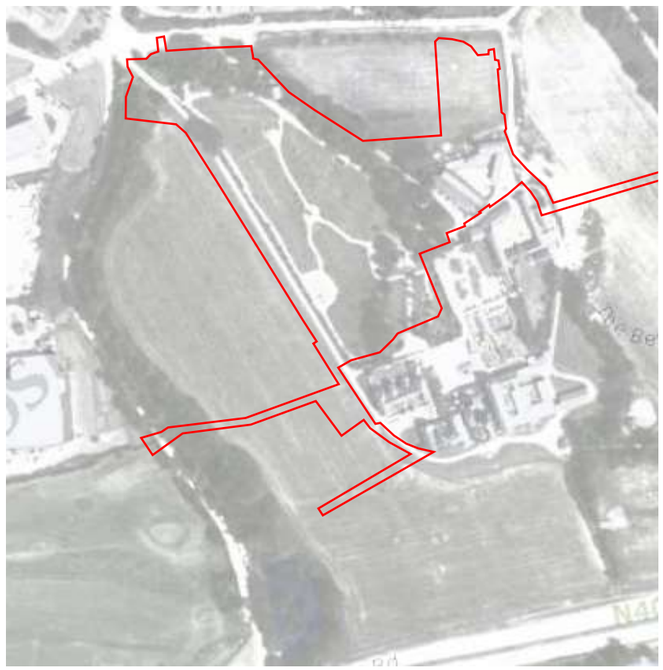
MATURE SPECIMENS BROAD LEAF & MIX

BROAD LEAF AVENUE PLANTING

RECENT (c.2000) MIX ,SAPLING ,BROADLEAF & HEDGEROW LATER PLANTING



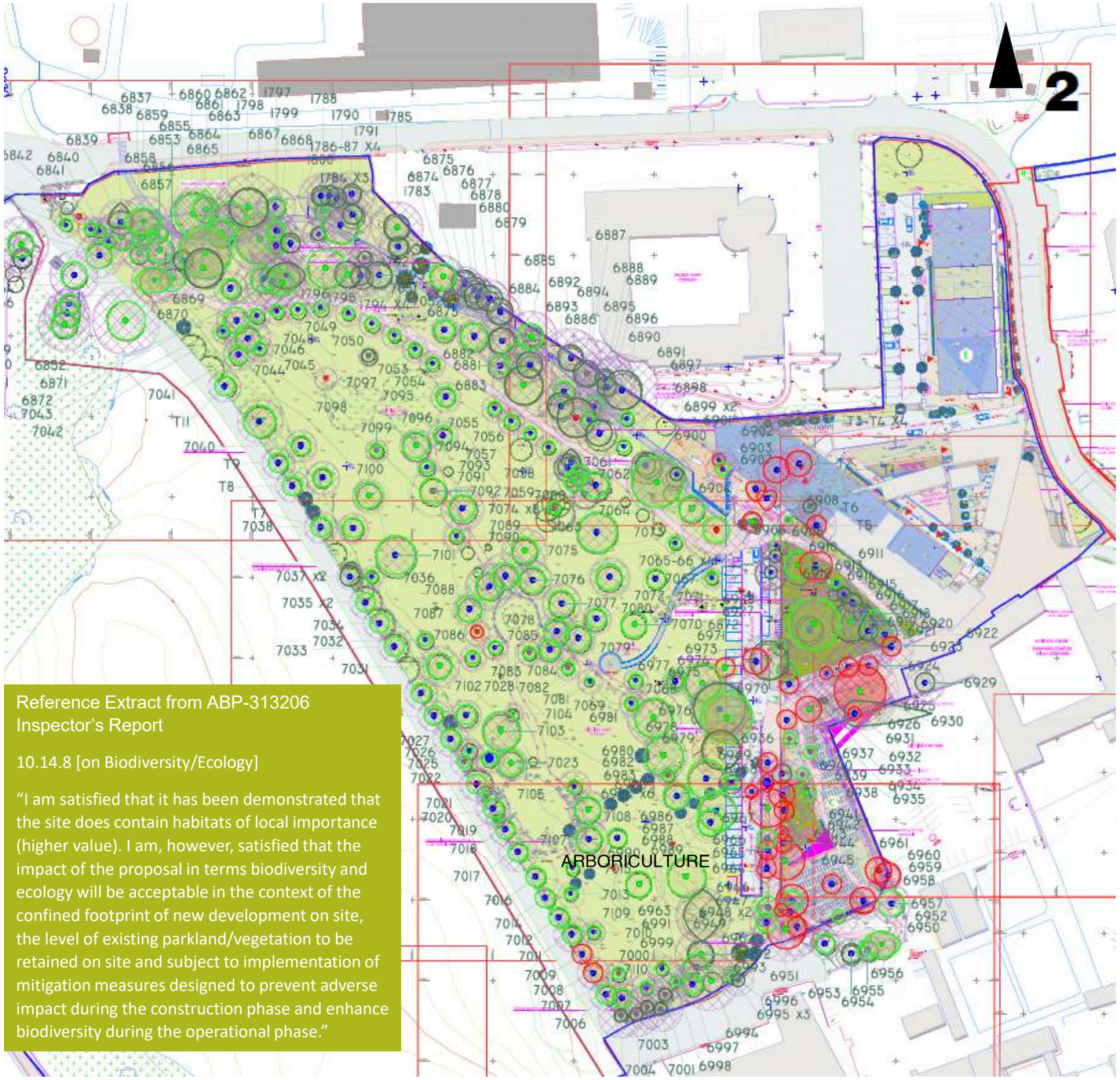
1995 AERIAL PHOTOGRAPH



ARBORICULTURE

A preliminary assessment of the arboricultural value to the specimen variety across the site has been conducted and is referenced in the Historic by Arbo Care as part of the submission. Large tree stands form significant features across the wider landscape and provide for a high quality environment. The masterplan acknowledges this high quality asset to this location and uses this feature to offer an enhanced parkland setting for the community in the proposal, offering significant areas of private land to be accessed by the public.

PHYSICAL



Reference Extract from ABP-313206 Inspector's Report

10.14.8 [on Biodiversity/Ecology]

"I am satisfied that it has been demonstrated that the site does contain habitats of local importance (higher value). I am, however, satisfied that the impact of the proposal in terms biodiversity and ecology will be acceptable in the context of the confined footprint of new development on site, the level of existing parkland/vegetation to be retained on site and subject to implementation of mitigation measures designed to prevent adverse impact during the construction phase and enhance biodiversity during the operational phase."

ARBORICULTURE

TREE MANAGEMENT IN THE PARK

The existing park at Bessborough contains in excess of 350 trees comprising a wide variety of indigenous and non native trees. The extent of development within the park has reduced significantly since the S247 Meeting and the proposed development is now concentrated in the area immediately to the north of Bessborough House.

The Design Team have positioned buildings carefully in order to reduce the impact on existing mature trees in this area.

The current design impacts on 51 No trees within the site and a further 4 existing trees are impacted by the pedestrian bridge on the Passage West Greenway.

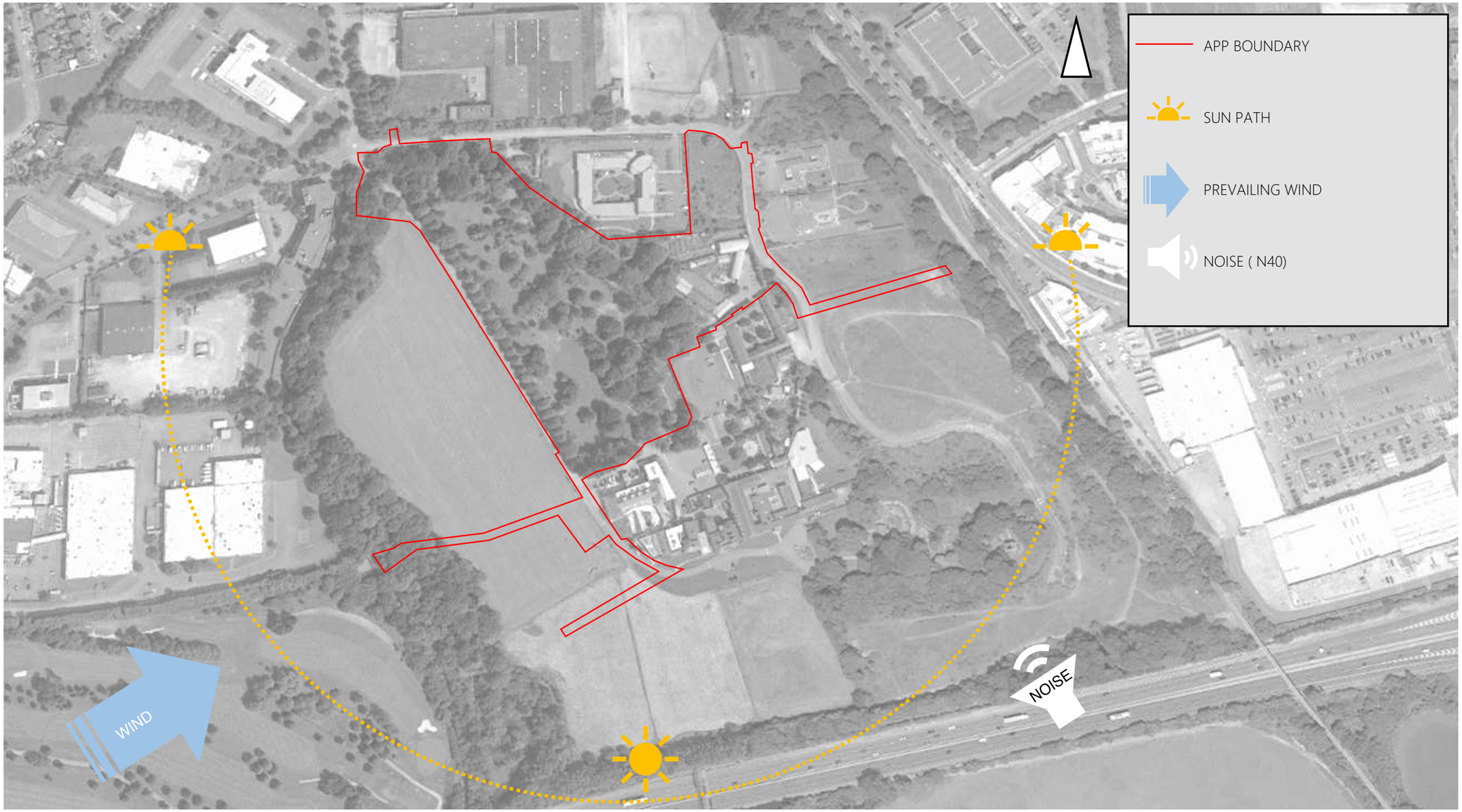
Analysis of the total 54 No. trees lost include:

- 10 No Category U trees are recommended by the Arboriculturist for removal. Removal of these trees will protect existing high value trees from disease and make room for the introduction of new appropriate trees in line with proper parkland management. Dead trees may be retained as habitat if these are not seen as a threat to the public.

A Parkland Management Strategy is recommended to ensure that the condition of trees is surveyed on an ongoing basis and that the health of Ash and Elm trees are monitored.

New tree planting should be sensitive to the historic landscape and should be selected from appropriate native species. Native wildflowers and meadow grasses should be introduced to create a more natural, ecologically biodiverse landscape with recommendations from ecologists, NPWS, THE Native

PHYSICAL



ENVIRONMENTAL CONDITIONS

ENVIRONMENTAL

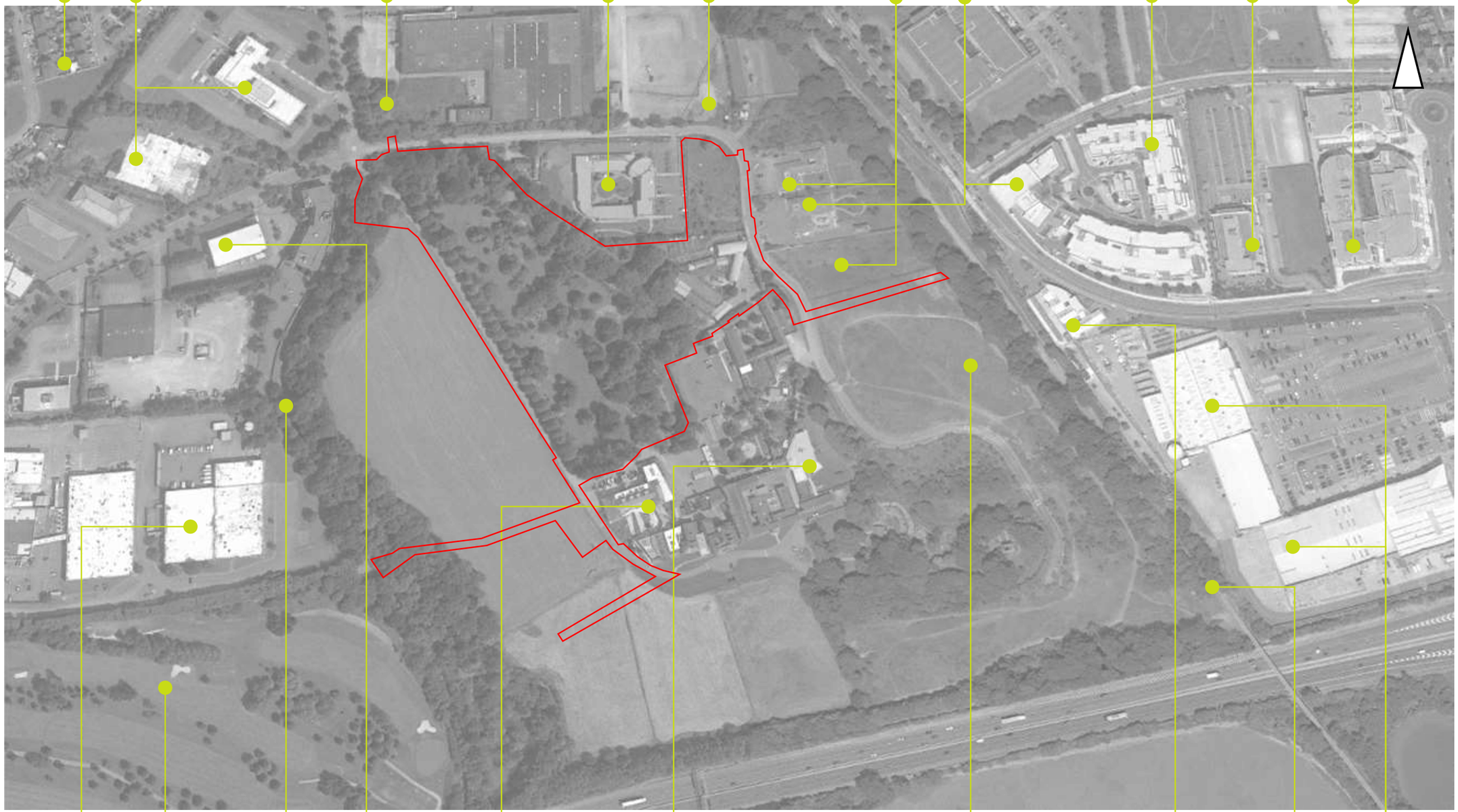


AVAILABLE INFRASTRUCTURE

The site is served from the east and north by public roadways of adequate standard for the proposal as outlined in traffic reports. Greenway connectivity is provided to the north west of the site which connects to the main City greenway to the east of the site. The site is fully serviced to the south for foul and storm systems.

INFRASTRUCTURE

Residential | Office | New Housing Site Under Construction | Scared Heart Convent | New Housing Complete | HSE | Medical | Office Use | Office & Retail



Warehousing | Golf Course | Greenway | Office Use | Bessborough Centre HSE | Creche | | ' The Meadows Site ' Phase 1 | Dogs Home | Greenway | Retail |

LAND USE



Ref Extract from ABP-313206 Inspector's Report

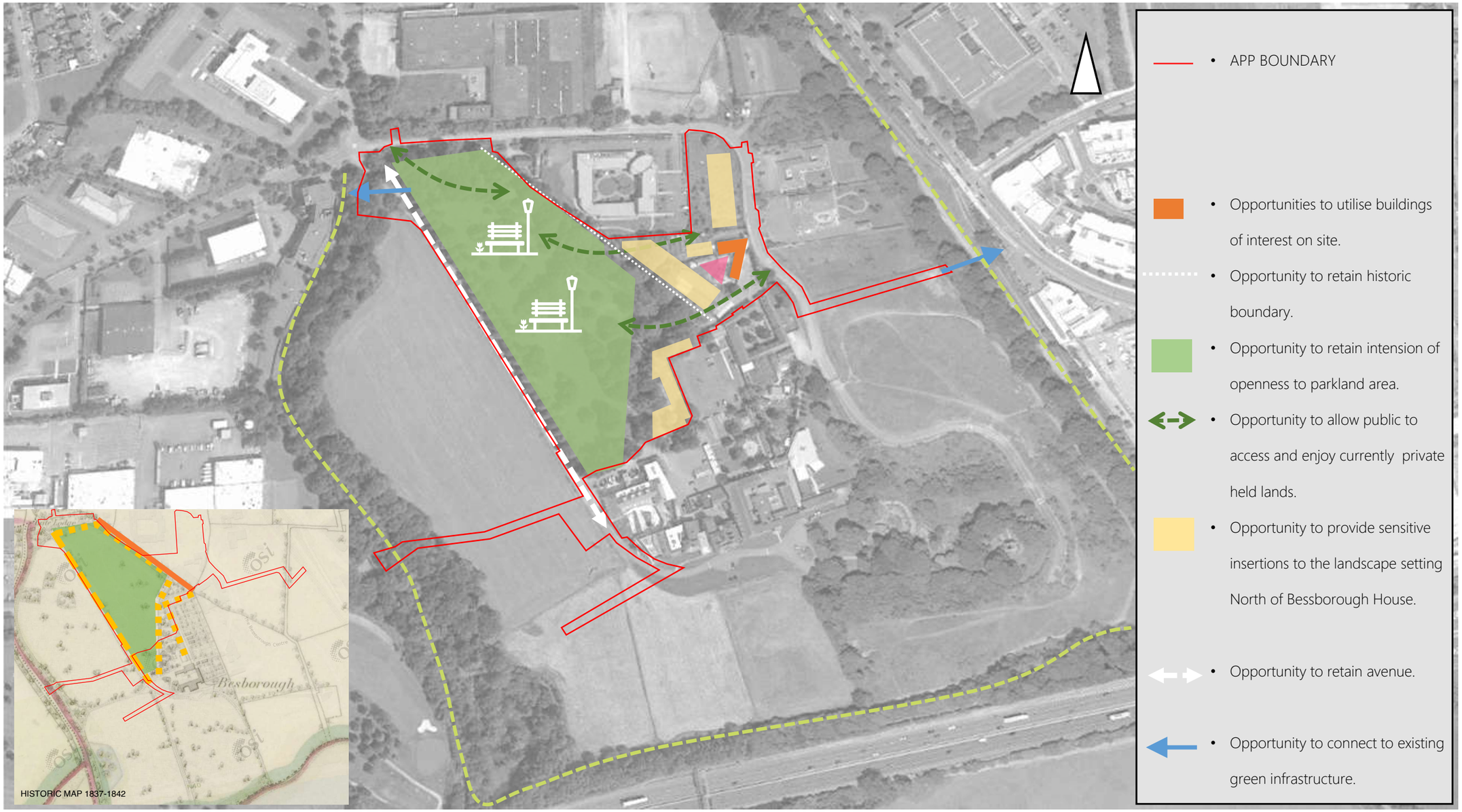
10.12.8 [on Built Heritage]

"I am satisfied that the proposal has adequate regard to the status of the Bessborough House as a protected structure, the status of the existing structures on site in terms of the NIAH and the status of the historic curtilage of Bessborough House on the NIAH Survey of Historic Gardens and Landscapes (NIAH Garden ID 3423). I consider an appropriate balance is struck between new and existing structures and that the proposal successfully integrates existing structures as well as providing for a development that would not impact the overall historic landscape character of the lands associated with Bessborough House."

CONSTRAINTS

Significant tree planting is currently within the former open space, while a case could be made for the re-instatement of the open setting, the design team has treated the Arbo setting as constraint and taken a restrained approached to any tree removals in the main park to the north and placing building C in a formerly unplanted area. Strong historic boundary alignments of the avenues north eastern boundary need to be respected and enhanced in proposals. With regard to built heritage of the site, a careful audit of the importance of the setting and important built forms need assessing and valuing before intervention /repurposing or demolition . Scale needs considering carefully given nearby heritage structures and residential buildings .

CONSTRAINTS & OPPORTUNITIES



OPPORTUNITIES

Key opportunities allow for the restoration of routes across the site, offering the parkland area as accessible to the public amenity while offering supervision and use by future residents . The wider site can be made more porous and permeable to facilitate active spaces while respecting established boundaries built and landscaped. Connectivity from the site can be provided to existing greenway infrastructure creating a sustainable location. Farm area Heritage elements can be restored and repurposed with former spatial arrangements retained and the enclosures of the forms arrangements retained and enhanced.

CONSTRAINTS & OPPORTUNITIES

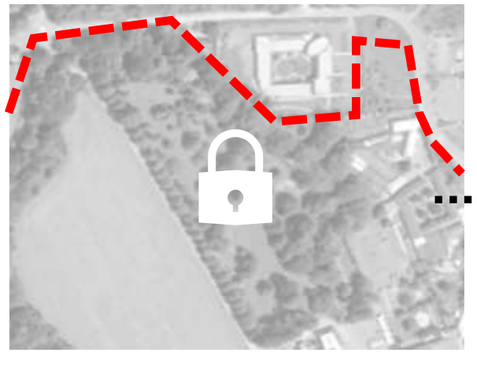
Design Response

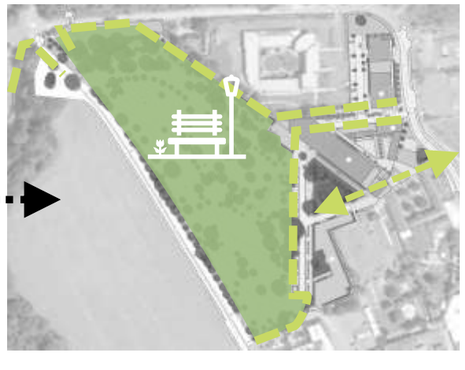

E
B
D
Farm Zone
Park Zone
A
C





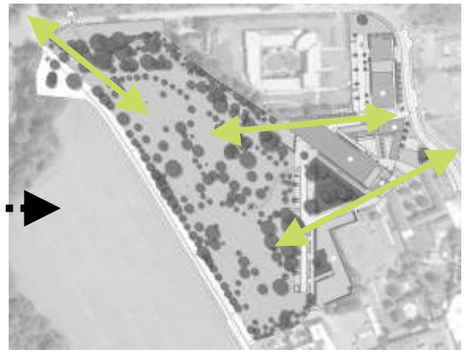
The proposal recognises the former open space area in it conceived layout approach , reinstates and supports historic routes to the parkland area .



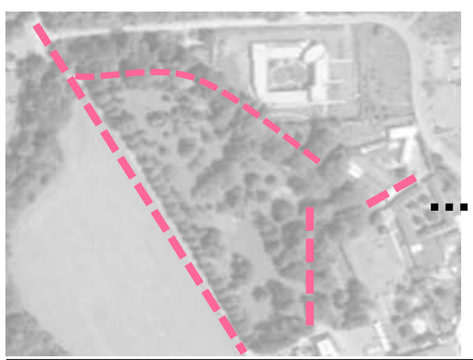


The proposal allows for a significant amenity use to the public from what is currently a secure privately held holding.





New Permeability from the North, East & South are provided for to facilitate this.





Historic routes and desire lines are re-established and renewed with later re-ordering reversed. Existing routes are further supported by the addition of modest extensions.

MASTERPLAN APPROACH

Placemaking Statement

CONTEXT

The proposed has been carefully considered at a macro and micro level given the sensitive landscape and heritage context it is placed within. By careful sectional and visual analysis of the surrounding scale and urban grain, the development is conceived to respond to 2 key areas identified; The Farm Area and the Parkland setting. Through careful historical analysis the estate has evolved over its history to accommodate expansions that respond to a series of generators, from practical generators such as desire lines for support buildings to more formal axes relating to the hierarchy of the main house. The design responds by further sensitively extrapolating these routes and geometries to support and maintain the orderly evolution of the site into the future. The various buildings alignments are generated from core heritage placemaking evident today on site and through the interventions design allows a retained understanding of the sites historic arrangement. Scale and mass are conceived to minimise impacts on existing valued heritage buildings and not break above retained mature tree heights, except to the north east where a new street edge is created with setbacks.

The development retains and enhances the landscape setting by opening large portions of parkland to public access and by its sensitive placing offers supervision to parkland setting currently unavailable as an amenity for the wider community .



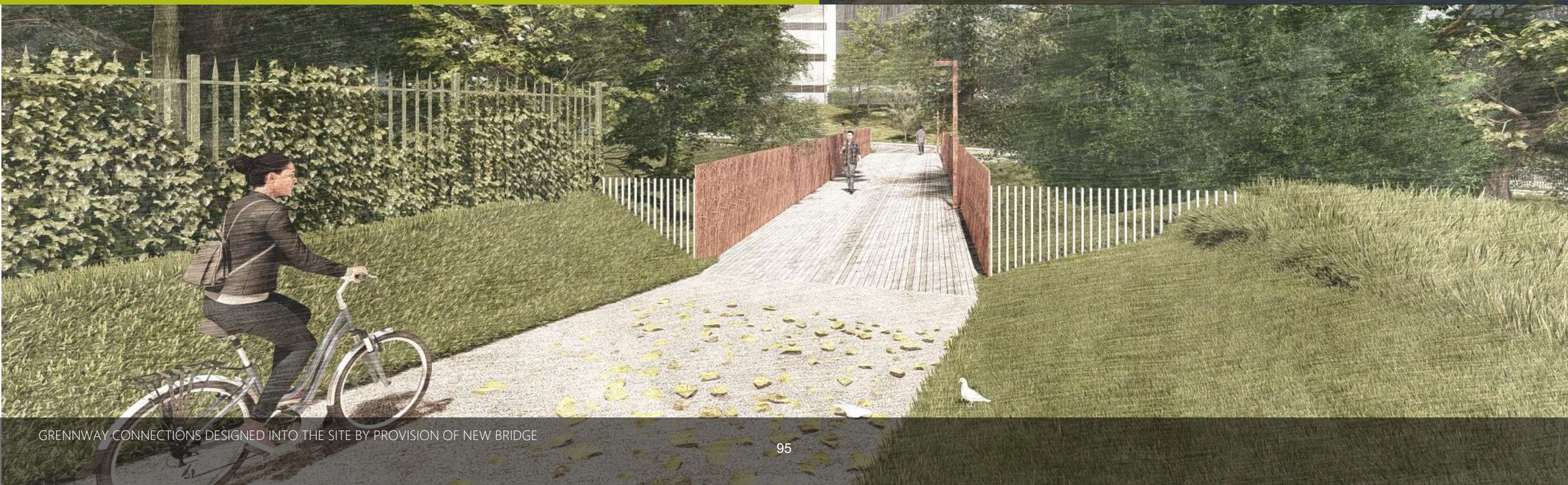
New Parkland for public use

CONNECTIONS

The new residents benefit from a clear road network to the edge of the boundary, with greenway connections to the east and north west (scheduled for upgrade by City). The site benefits from planned CMATS bus links and a nearby (5 minute –walk) CMATS light rail station. The scheme has been designed to maximise this connectivity by linkages to existing greenway infrastructure, notably 'The Line' Greenway to the west. Residents have available retail offerings in walking distance of Mahon Point while the city centre is a 10 minute cycle away for employment, retail and cultural offerings .



GREENWAY & CMATS CONNECTIVITY



GRENNWAY CONNECTIONS DESIGNED INTO THE SITE BY PROVISION OF NEW BRIDGE

INCLUSIVITY

The sites topography has a modest level differential for its scale and thus allows for simple access for all arrangements to be provided for throughout. Clear routes and zones are established for users, be they public or residents. A sequence of active amenity spaces for residents are created within the development ; from calm parkland areas for residents to enjoy quieter spaces, to more active communal amenity spaces and bar-b-q roof terraces. A play area is also provided that is publicly accessible. All amenity spaces are well supervised and are connected with highly visibly walkways .



PUBLIC ROUTES ARE CREATED TO BE INVITING AND OF INTERST AND ACCESSBILE TO ALL



FARM GIRL MEMORIAL AREA – PARK AREA (as requested and design input by CSSA)



AMENITY SPACES HAVE A RANGE OF QUALITIES FOR VARYING USER GROUPS



CENTRAL COMMUNAL AREA PROMOTES COMMUNITY AND ACTIVITY

VARIETY

The development provides for a mix of apartments types with 46% 2 bed & 46% 1 bed units. This mix is accommodated across a range of different apartment formats providing for a diverse choice of unit type. The high ratio of 1 and 2 bedroom units provides an alternative to the predominantly 3 bedroom semi detached typology currently under construction locally to the north of the site. A mixture of institutional and private residential typologies exist in the immediate surroundings. The proposal adds to this community by the addition of amenity areas open to the public. A 25 child creche facility is also provided on site to add to the existing child care facilities immediately to the south of the site .



A STRONG SENSE OF PLACE IS CREATED IN 2 ZONES WITH THE USE OF EXISTING HERITGAE ELEMENTS AND HIGH QULAITY LANDSCAPE

EFFICIENCY

- The proposal is located in a highly sustainable location with services & employment centres nearby, with the city a short cycle away on existing green infrastructure.
- All buildings are designed to current NZEB standards high insulation values and efficient energy systems.
- With a highly constrained site with arboricultural and heritage constraints, the orientation of kitchen/dining/living areas, internal and external communal spaces have been organised to maximise solar aspect for comfort with 40.7% dual aspect achieved on apartments.
- All waste management on the facility has designated recycling areas for residents and will be actively promoted and monitored by management.



THE PROPOSAL IS LINKED TO ADJOINING GREEN INFRASTRUCTURE OFFERING A HIGHLY SUSTAINABLE LOCATION

DISTINCTIVENESS

The scheme is set out in 2 distinct area zones with a materiality and aesthetic connection between both areas. For the new community all communal areas are focused in one central location to heighten activity and interaction. The scheme has a unique and strong sense of place achieved by its arrangement, heritage engagement and parkland areas. Landscaped areas are arranged amongst existing arboriculture environments in a way to promote a sense of natural amenity and give the scheme a distinctive parkland setting.

LAYOUT

The layout aligns with that set out in historic mapping. Buildings and their configurations have been arranged to renew and set up new desire lines within these formerly active routes. All routes have active supervision and have a sense of place and purpose given their heritage setting. The historic circulation and geometries have formed the foundation to the schemes layout with pedestrian focus and place making as its core generator. Circulation routes become places rather than serving just function. The result allows for a distinctive and highly active layout for residents .









PUBLIC REALM

The main public open space to the North offers passive supervision from nearby residential buildings. As clear definition is presented with buffer zones, railings and /or stepped level changes to all ground floor residents allow privacy from public realm areas.. Materials to landscape elements offer residents a natural and integrated mixture of soft amenity areas with harder spaces provided in more trafficked areas. Roadways and parking areas are integrated with complimentary surfaces to overall landscape approach with planting ‘spaces’ to reduce visual overbearance in parking areas.

Public realm is at the centre of this schemes distinctiveness given the landscape setting that the scheme responds to. Residents enjoy a range of public realm experiences over different zones within the scheme.

ADAPTABILITY

The structural system avoids load bearing walls and is composed entirely of a column and beam system in either concrete or steel depending on implementation market conditions. This allows for the potential of future adaptability / reconfiguration to larger units if the future demand.

All buildings have an over sized systems room at the ground floor to allow for the possibility of future modification to systems and services as technology continually evolves. Currently all units are designed to fully NZEB compliance with high levels of insulation , air tightness and renewables sources proposed.



PRIVACY AND AMENITY

The building is set out to have appropriate distances between living rooms and neighbouring properties. All ground floor units enjoy a privacy landscape buffered area from trafficked areas, while a significant portion also have and elevated ground floor aspect over these areas. 40.7% dual aspect is achieved across the scheme. Orientations though some constrained by historical geometries are set out to maximise aspects and visual amenity to prospects .



DETAILED DESIGN

Material choice is a key distinctive feature that identifies the scheme in both Farm and Park zones. Traditional galvanised corrugated powder coated sheet panels are used as a main defined element to the materiality across the scheme. This reflects the agricultural heritage of the lands on the site with the adjoining North fields in pasture up until the late 1980s .The use of a dark pallet of colours in the parkland area reduces the visual impact while allowing the tree and vegetation colours more prominence. This identifying feature offers the scheme a distinctive and identifiable place making quality for the new community.



Compact Growth Guidelines

Statement on Compliance with Appendix D of Compact Settlement Guidelines

1. Sustainable and Efficient Movement

(i) Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?

(I) Design Team Response –

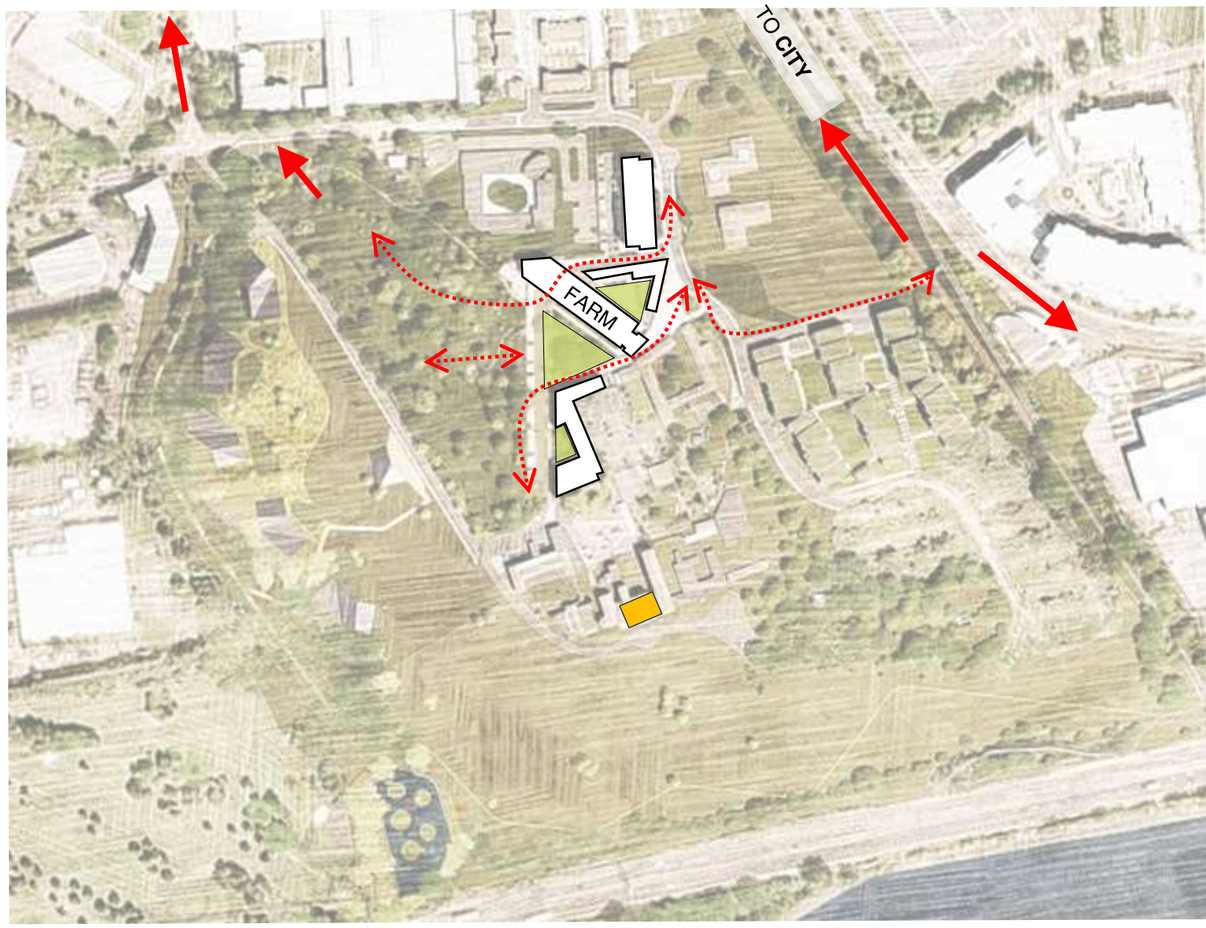
The proposal has a high degree of permeability connecting communities to adjoining amenity parkland and also providing routs through parkland to the nearby services and shops to the North. Critically the application provides for a new pedestrian /bike link bridge which connects to the green way and wider Mahon commercial centre allow users access to public transport but encouraging walking and cycling in proximity to employment and commercial centres. All routes are highly legible, design for nighttime use and have specific areas of high order public realm.

Established desired connection points were identified from the inception of the project . The closest local shops being to the North of the site. A new restored historic pedestrian route is established through the proposed parkland with nee gate way access to bring users onto the network for close convenience. To the west of the site is the greenway to the city and the Mahon point shopping centre and various other commercial uses. The proposal links these critical

(ii) Have opportunities to improve connections with and between established communities been identified and responded to with particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?

ii Design Team Response –

Further established desired connection points were identified between existing communities and potentially zone residential lands yet undeveloped. The proposal enjoys more recent communities to the North of the site and large areas of residential development nearby in Mahon and Douglas. The proposal is directly connected to Northern communities whilst is highly accessible to the City centre, Mahon and Douglas via the proposed link bridge to the East.



Connections to main commercial / service cores

Connections /permeability of proposal

1. Sustainable and Efficient Movement / contd/ …..

(iii) Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?

(iii) Design Team Response –

All streets within the scheme have been designed to be highly accessible and serviceable. A full DMURS compliance Audit has been completed with in the scheme by EGRIS design engineers. Additional modifications around certain crossing points and footpath widths were further adjusted from LRD Opinion stage prior to the current submission.



(iv) Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm is not dominated by parked vehicles?

(iv) Design Team Response –

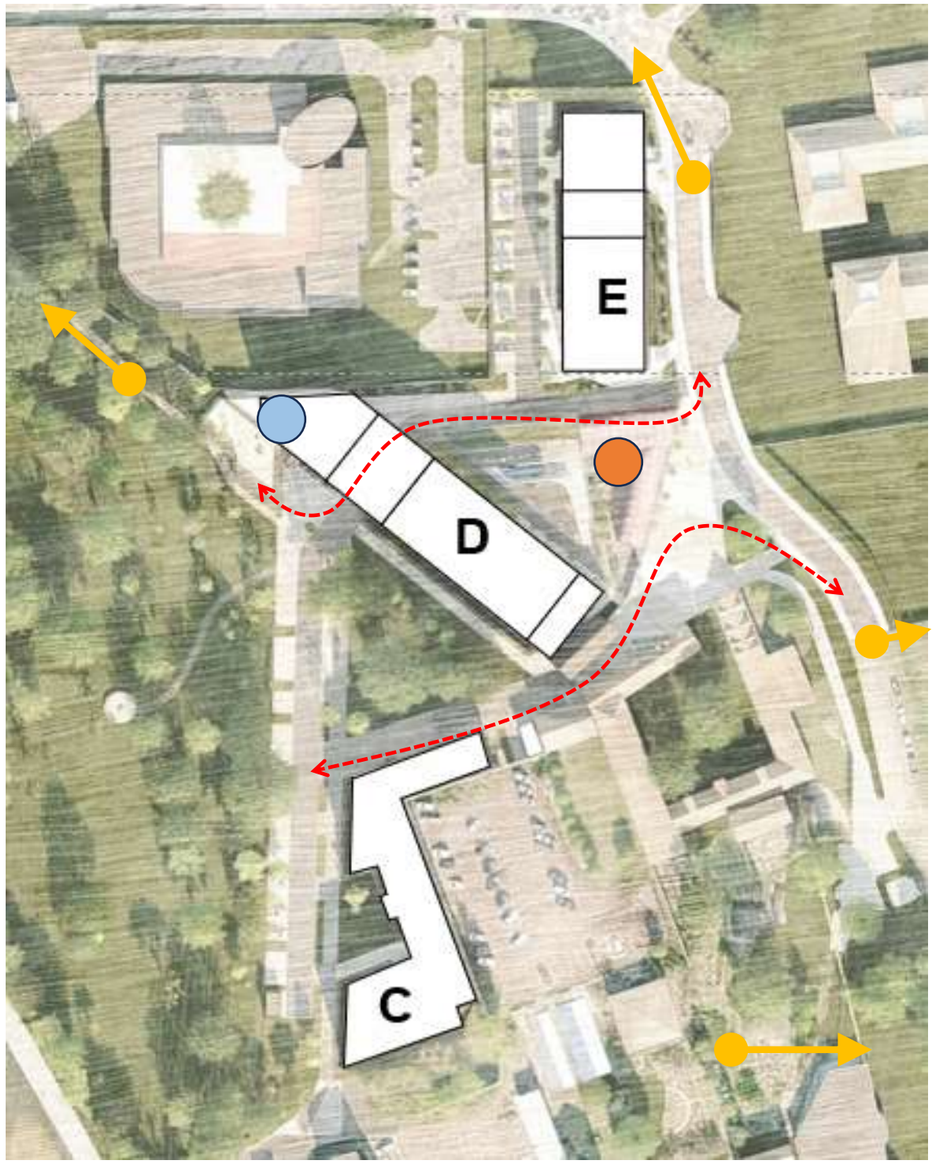
The Parking Ratio has is proposed at 38% given the highly accessible location. A balance is struck between a low parking ratio and high provision on bike stands 430 in total. The design team feels this level of provision prevents overflow parking around the site while encouraging active travel of users to and from the site. Future Light rail plans along the greenway should further reduce car dependency into the future and further promote more sustainable modes of living.

2. Mix of Land Uses (Vibrant Centres and Communities)

(i) Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?

(i) Design Team Response –

The 3 individual main residential blocks are all distributed around the scheme with accessibility and over all composition as the core ethos . Building E provided 3 main access points through the scheme with an Archway to the North and setback to the south allowing all users to access various routes to nearby services . Crèche and resident communal spaces are contained centrally with in the assembly of structures.



(ii) Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?

TYPE	NUMBER	%
1 BED 2 PERSON	70	50
2 BED 3 PERSON	12	9
2 BED 4 PERSON	57	41
3 BED 5 PERSON	1	1
TOTAL	**140**	100

(ii) Design Team Response –

Significant levels of 3 and 4 bedroom properties and standard housing formats are contained in recently complete developments of Bessborough road to the North. The scheme provides a range of 1 and 2 bedroom options as a counter balance to available housing stock in the immediate area . Market conditions also allow this approach to be more accessible to first time buyers given the current housing stock demand .

2. Mix of Land Uses (Vibrant Centres and Communities) contd/…..

(iii) Will the plan or development proposal supplement and/or support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?

(iii) Design Team Response –

The site currently including the new parkland area is in accessible to the public. The proposal opens up a significant portion of lands for public enjoyment .The Farmyard and its buildings are is a state of dereliction and the scheme re-imagines this area. A significant portion of out buildings within the Farm area are proposed to be reproposed where feasible into residential uses. These historic structures will form a focal point to the scheme and enhance place making

(iv) Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?

(iv) Design Team Response –

The site generally has huge potential as a destination recreation and amenity centre to the surrounding communities and city as presented in the masterplan. The Fram Application is phase 1 of this masterplan and it in itself sets up a number of key elements to facilitate the full masterplan implementation – notably the bridge access from the green way and high order public realm elements at the entrance points to new parkland areas . This is intended to make this location more liveable , prosperous and more attractive to the visiting public



3. Green and Blue Infrastructure (Open Space, Landscape and Heritage)

(i) Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?

(i) Design Team Response –

The site is with in an historic landscape setting. Care has been taken to sensitively align the buildings to support the geometry as set out in historic maps . More recent planting (c 1980s) has occurred in Northen Parkland area contrary to the original open parkland intent as evidenced in historic mapping. A balance has been struck between tree maximising tree retention , new planting schedules and careful insertions at sensitive scales to activate and renew the currently private and neglected holding. Careful consideration is given to each built element sit within the hierarchy of the site from the lowest building proposed to the south in closer proximity Bessborough house to the stepping in scale to the furthest most distant building to the North .Historic paths are renewed across the parkland with additional attention given to the farm yard areas geometry and composition.

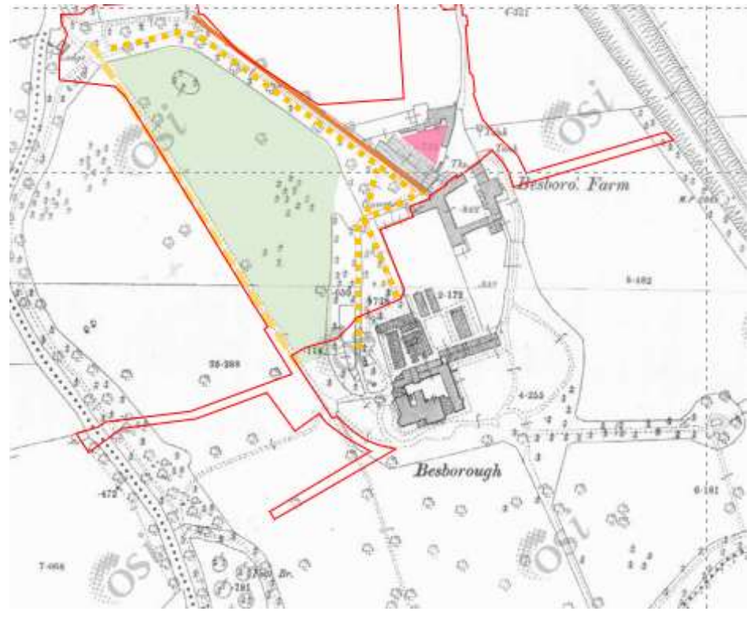


HISTORIC MAP 1837-1842

(ii) Have a complementary and interconnected range of open spaces, corridors and planted/landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

(ii) Design Team Response –

the scheme is set out within a wider masterplan the aspires to interlink large swaths of parkland for recreation and cross circulation to promote healthy living and a sense of place in nature. The proposal itself has a sequence of interconnecting open spaces running East to West with large plaza to the East as a gateway connecting through to the more expansive parkland to the West and North. Uniquely this location , including the access to the leavy green way to the west presents its inhabitants with a sense of being close to nature wheil enjoying the benefits of proximity to the city & local services via active travel routes



3. Green and Blue Infrastructure (Open Space, Landscape and Heritage) /contd …

(iii) Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?

(iii) Design Team Response –

the scheme benefits from a gentle topography at this location. Consequently circulation within and around the proposal is very accessible . All areas are highly accessible for all abilities and the site presents an attractive location in terms of occupants potential needs and proximities to recreational amenity. The proposal is fully compliant in terms of universal access principles.

(iv) Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation ?

(iv) Design Team Response –

Building C has green & blue Sedam roof technology reduce storm flows off site while promoting biodiversity at roof level. The wider site use swales and retention areas to manage run off levels from storm peaks in areas identified to be least sensitive and aligned with topographical make up of the site. The SuDS strategy has been developed in line with the guidance provided in The SuDS Manual (CIRIA Report C753) -v6, which is the current best practice guidance document for the SuDS Design, which holds the four pillars at its core. Please refer to the Drainage Impact Assessment prepared by Egis Engineering for further details on the SuDS strategy.
The elevated and sloped nature of the wider site does not pose an flood risk. Hard landscaping has been minimised and significant areas of permeable paving solutions are used through out the site .



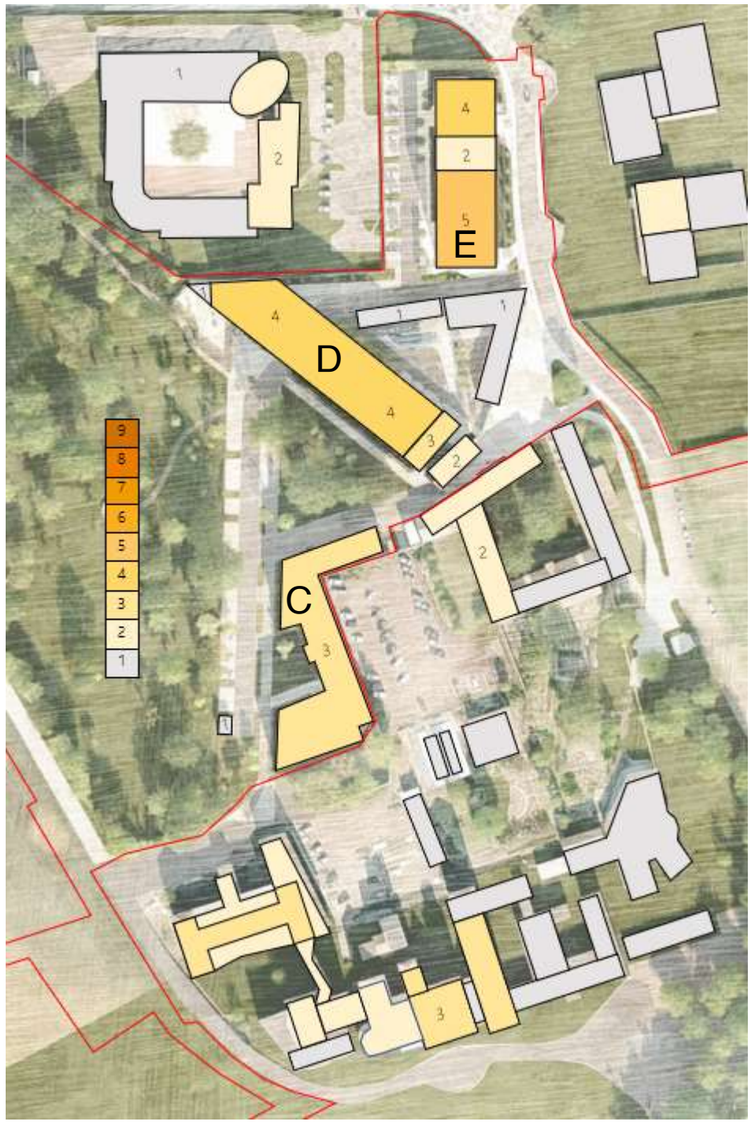
4. Responsive Built Form

(i) Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?

(i) Design Team Response –

the scheme has been set out to respond to the many placemaking opportunities with the sensitive setting. The buildings are set out maximise views over open spaces created between , sunlight orientation and historic geometry's evident on site . This produces a highly legible composition of built forms with build E creating a street edge and arrival point for the scheme , building D defining the park and farm area boundary and the southern building C offering supervision to the Northern Parkland . Each building composition address varying sensitivities in respect of proximity to built heritage with the Southern building C being the lowest at 3 storeys while gradually stepping to the highest point at 5 storeys around the gateway to the parkland. Building E has an optimised East /West orientation while building D overlooks both communal areas - the landscape feature of the farm courtyard to the East and the communal gardens to the West . Building C looks west to the open parkland area.





4. Responsive Built Form / contd……..

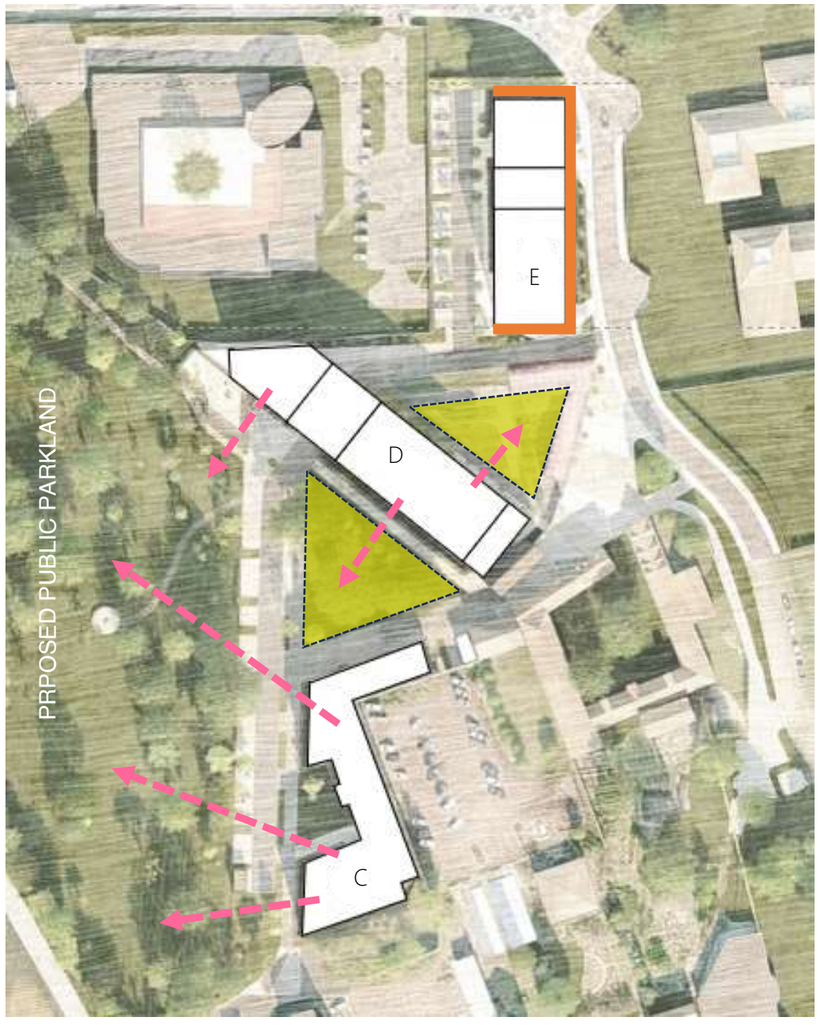
(ii) Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?

(i) Design Team Response –

Building E is the most prominent to the rear (north) of the site .it is the only building that directly engages with the public streetscape . It provides a strong edge and form given this location and proximity. Building D offers supervision to the 2 main communal spaces of the Yard to the East and the gardens to the west . Building D is at a scale the balances sensitivity in scale with need to look deeper into the Sylvan landscape. Critically Building C presents opportunities of supervision to the North and Western Park areas .

Through a mix of materiality and form the composition of buildings provide an attractive and animated interface.





Private space Street edge supervision

4. Responsive Built Form / contd……..

(iii) Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?



(iii) Design Team Response –

The site has one adjoining site with a residential component , this the Sacred Heart Nursing Home (X) to the West of Building E and the North of Building D. Care has been given to avoid any compromise to the amenity of this property. It is noted that no observation or concerned has been raised by this neighbouring property in the earlier iteration per SHD application in 2022 and the current application is in the same format.

The scale of the proposal resembles a recently constructed apartment building to the North of the site (Y) at 3 and 4 storeys predominantly. Later development patterns are lees coherent with significant set backs off the street and varying scales . The proposals seeks to offer a defined street edge with the remining buildings supporting historic geometric patterns and associated with the Farm area. Appropriate distances and proximities allow the buildings to have a diverse section of forms and scale in stepped transitions knitted together to create a strong sense of place without compromising neighbouring communities or the wider sense of the emerging site.

4. Responsive Built Form / contd……..

(iv) Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity?

(i) Design Team Response –

The high quality of the landscape .the Heritage setting and the critical role the phase 1 application plays in the successful identity of the wider masterplan has demanded a unique and high quality approach to the architectural solution for this site. The design team has given considerable thought on how this can be achieved through site planning , permeability ,building design ,scale and materiality with a balanced approach to the wider landscape impacts. We believe Phase 1 presents a distinctive well considered solution to activate this sensitive site and in doing so promotes a strong sense of identity to this unique site.



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