



**COAKLEY O'NEILL**  
town planning

# Statement of Response to Council Opinion

Large-Scale Residential Development at  
**Pope's Hill, Cork**

Prepared in April 2026 on behalf of

**Pontorac Limited**

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## Document Control Sheet

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## 1.0 INTRODUCTION

Pontorac Limited are advancing proposals for the development of lands at Popes Hill, Popes Road, Blackpool, Cork. The site is part brownfield, part greenfield, and is located on elevated land c. 400m to the east of Blackpool Village and c. 630m to the north of Cork City centre.

The site is connected to Blackpool Village via Pope's Road and Assumption Road and a pedestrian crossing over North City Link Road (N20).

The proposed development will consist of a Large-Scale Residential Development (LRD) comprising of the following: (1) the demolition of a terrace of 4no. existing dwellings, 3no. of which are derelict, and ancillary sheds and their replacement with 1no. single-storey 3-bed detached bungalow (116sqm.) accessed via a modified private driveway; (2) the construction of 103no. dwellings (10945.1sqm.) (18no. 1-beds, 9no. 2-beds, 68no. 3-beds, and 8no. 4-beds) of between 2-4 storeys in height, to include 50no. townhouses (3no. 2-bed units; 39no. 3-bed units and 8no. 4-bed units); and 53no. duplex apartments (18no. 1-bed apartments, 6no. 2-bed apartments, and 29no. 3-bed apartments); (3) The proposed development will also include a ground floor crèche (217.4sqm.) with rear garden and front set down area. (4) The proposed development will also include 104no. car parking spaces, 128no. cycle spaces, internal roads and pathways, including internal traffic calming measures and pedestrian crossings; the provision of private, communal and public open space, including all balconies and terraces; hard and soft landscaping and boundary treatments; retaining walls; bin stores; revisions to the existing access; 2no. pedestrian connections with Glentrasna Park to the north; and all associated site development, landscaping and boundary treatment, and drainage works, including SuDS.

Following the LRD Opinion meeting on the 1<sup>st</sup> October 2025, the Planning Authority issued its Opinion on the 23<sup>rd</sup> October 2025, which stated that the proposed development falls within the definition of large scale residential development, as set out in section 2 of the Planning and Development Act, as amended.

The opinion also stated that the documentation submitted required further consideration and amendment to constitute a reasonable basis upon which to progress the LRD planning application and set out the specific items that needed to be addressed. The following response to the items identified, which should be read in conjunction with the plans and particulars submitted with the planning application, has been prepared by the applicant's primary design team:

- **Coakley O'Neill Town Planning Ltd.**
- **Reddy Architecture and Urbanism**
- **Punch Consulting Engineers**
- **Cunnane Stratton Reynolds**
- **John Cronin and Associates**
- **Doherty Environmental**

For clarity, the applicant's response to each of the items raised is set out in the order that they appear in the Planning Authority's Opinion. Each item is outlined in italics, followed by the applicants' response to same.

## RESPONSE TO OPINION ITEMS

This Response Statement has been prepared in accordance with Article 22 (2A)(b), of the *Planning and Development Regulations, 2001* (as amended).

### LRD Opinion Item 1: Urban Design/Architecture

***Further consideration and amendment of the proposed development in terms of its layout, urban design, form and architectural expression noting in particular Appendix D of the Sustainable Development and Compact Settlement Guidelines 2024 'Design Checklist – Key Indicators of Quality Urban Design and Placemaking' under the headings of 'sustainable and efficient movement' and responsive and built form' and the detailed comments from the City Architect's Section contained within Appendix C of this report and the location of the blocks referenced:***

***Key areas to be reconsidered and amended include:***

***Visual Impact: The site is elevated, visually prominent and steep. Further consideration is required to show the visual impact of the proposed development on the skyline, and on panorama and local views of the area. Additional 3D visual/section drawings are required, including a long-range elevation drawing to show proposed development in the context of the surrounding environment.***

#### **Response**

A full suite of verified 3D photomontages has been prepared by Jesper Pedersen of Pedersen Focus Ltd. and accompanies this application pack. The photomontages in particular capture the context of the site from the west and southwest and confirm that the proposed development can be satisfactorily absorbed into the existing landscape without significant impact.

A Landscape and Visual Impact Assessment prepared by Cunnane Stratton Reynolds also accompanies the planning application.

Of note is that the large gables of Blocks D and Block G incorporate the use of brick to allow for the blocks to integrate more harmoniously into the landscape.

Further mitigation measures include a reduction in the height of Block A to reduce its overall impact on the skyline and its relationship with adjacent properties on Popes Hill to the west. This significantly lowers its profile and reduces its prominence in long-range views.

***Visual Impact – Retaining walls/natural edge: The site is located in area designated as An Area of High Value Landscape in the Cork City Development Plan 2022-2028, as varied, whereby it is an objective that the built form is secondary to the landscape character. High retaining walls are proposed within the northern and western area of the site, and through public open space. Given the proposed level differences, particular consideration should be given to the interface with and views***

***from the adjacent residential development to the north and west. 3D visuals/additional drawings are required. Full and detail drawings of the proposed retaining walls will be needed***

#### **Response**

The retaining wall strategy has also been refined, replacing continuous retaining structures with stepped and terraced solutions integrated with structural planting, thereby achieving a more visually permeable and landscape-led approach to level changes at the local level.

Further 3D visuals are included in the verified photomontages from the north and west.

***Active Edge: Overall, the scheme benefits from a strong active edge, achieved through own-door entrances, back to back terraces, and first-floor living spaces, within the duplex units. However, Block F, centrally located within the development, fails to fully capitalize on its dual aspect potential. All entrances are located on the south-east elevation resulting in an inactive north-west elevation. This is further exacerbated by the presence of rear garden walls from Block E, directly opposite. It is advised that Block F would benefit from further design development to enhance activity along the north-west street front. This could be achieved by relocating some entrances to the north-west elevation thereby taking greater advantage of its dual aspect potential. Also the east elevation of Block D, has an entirely blank gable facing onto a green space, which appears to be 2m below the ground floor units of Block F, and almost entirely devoid of passive supervision except for the end unit of Block G. It is advised to review this area.***

#### **Response**

The scheme provides a strong active edge throughout. In particular Block F has been designed as a dual-aspect, dual-fronted building with units providing active frontage along the north-west elevation through a combination of entrances, private terraces and fenestration. This ensures the facades contribute to the public realm in positive manner and activates these areas.

Furthermore, window openings have been reintroduced to a revised elevational treatment for Block D along its eastern gable. This removes the previously blank elevation and will enhance the natural surveillance over adjoining public open space areas.

The overall street hierarchy, building interface and landscape strategy have been refined to ensure that public and semi-public areas benefit from consistent overlooking, supported by improved façade articulation and building entrance placement throughout the scheme.

***Built Form: Planning Design Standards for Apartment Guidelines for Planning Authorities, 2025, Specific Planning Policy Requirement 4, sets down a minimum 2.7m, floor to ceiling height for ground level apartments. Achieving this policy requirement will be very challenging as the floor-to-floor heights, at all levels, in all house type sections are indicated at 3.0 metres inclusive of compartment floors and roof terraces. It is advised the construction built-up be reviewed at this stage to ensure the policy requirement can be achieved without negatively impacting on the floor to ceiling heights of the upper floors.***

**Response**

The submitted section drawings for all upper floor apartments provides for a floor to ceiling height of at least 2.7 metres which is in accordance with SPPR 4 of the Planning Design Standards for Apartment Guidelines for Planning Authorities, 2025.

To address the Council's query regarding construction feasibility, the design team has reviewed the proposed structural and services build-ups. This review confirms that the 3.0m floor-to-floor height is sufficient to achieve the required 2.7m clear internal height at ground levels.

No reduction in upper-floor ceiling heights is required, and the proposed construction strategy remains fully compliant with the Apartment Guidelines, 2025.

***Materials and Finishes: While the proposed mix of render and brick finishes are favoured, the material palette lacks clarity in some areas. Highest-quality materials wherever possible is required with minimal reliance on uPVC. For fenestration, composite or thermally broken aluminum frames, complemented by composite timber or timber entrance doors finished in a selected paint colour is favoured.***

**Response**

The applicant notes the Planning Authority's comments regarding the need for clarity in the proposed material palette and the preference for high-quality, durable finishes.

We confirm that the development will incorporate the following materials, as indicated on the submitted elevational drawings accompanying the planning application:

1. Selected aluminium / PVC window and door frames
2. Selected painted smooth plaster finish (colour to be confirmed)
3. Selected pressed metal finish
4. Selected curtain wall spandrel panels
5. Selected decorative brick (colour to be confirmed)
6. Selected PVC gutters and downpipes

The proposed uPVC windows and doors are a high-performance system, chosen for their durability, thermal efficiency, and low maintenance requirements, ensuring long-term sustainability and visual consistency.

Alternative systems such as aluminium or timber, while acknowledged, are not considered typical or commercially viable at this scale of suburban development.

The applicant is committed to delivering a coherent, robust, and high-quality external appearance, with careful attention to material selection, detailing, and long-term durability.

***Neighbourhood Character Areas: The creation of several distinctive character areas within the site including a formal square addressing the adjoining Military Cemetery, a central village green with***

*landscaped parking and a grid pattern of formal avenues are for the most part quite successful. However, the sudden change in elevational style mid-way along the terrace on Block J, at the far eastern extent of the site, results in a disjointed elevation which is at odds with the character of the rest of the street. It is advised that the elevation of Block J be reviewed.*

**Response**

The design approach for Block J has been retained, as the modulation in height and form is intentional, providing visual variety, avoiding repetition and contributing to a coherent yet dynamic terrace composition.

***Enclosure: The use of 4 bed houses to bookend the terraces is appropriate to add variety, a mix of unit types and to create points of interest however the architectural expression is under-developed. The mass of the 3-storey unit at the end of the terrace is poorly resolved and fails to adequately address the corner. It is advised that the articulation of the gables as well as the massing be reviewed. Note: Block C is much more successful in this regard.***

**Response**

The 4-bedroom bookend units have been revised to provide a stronger architectural expression, incorporating enhanced gable articulation and fenestration to reinforce their role as terminating elements within the streetscape.

**LRD Opinion Item 2: Impact on existing neighbouring properties:**

***Further consideration and amendment of the proposed development in terms of impact on adjoining residential properties.***

***Key areas to be reconsidered and amended include:***

- a) The potentially overbearing impact of the proposed development on the Glentrasna housing scheme to the north and Pope's Hill housing scheme to the west, particularly given the level differences. The treatment of level differences within the proposed development and the relationship of the development with adjoining lands should be described in detail, in plan and section drawings to include all public open spaces. Particular consideration should be given to the interface with and views from the adjacent residential development to the north and west. 3D visuals/additional drawings are required.***
- b) The development as proposed along the western boundary is overbearing and likely to have a significant negative impact on existing dwellings, 34-41 Popes Hill. While a 20 metre distance between opposing windows is provided, this does not appear, largely due to the existing topography, to be sufficient to mitigate the negative overbearing impact of the proposed Block A on the adjoining existing dwellings which are at significantly lower level than the multi storey block proposed. It is advised that this area to be given further consideration.***

- c) The proximity of the Block G to the neighbouring boundary and its potential visual and residential amenity impact on possible future development. It is advised that this proximity be given further consideration.***

**Response**

Detailed contextual elevation and section drawings accompany the planning application which illustrate the relationship between the proposed residential blocks and existing residential development to the north and west of the subject site.

The additional sections demonstrate the improved relationship with neighbouring properties. Block G has been retained in its position due to site constraints, including fixed road levels, however, boundary treatments have been enhanced and landscape grading revised to soften the interface and mitigate potential impacts on adjoining lands.

This is further illustrated in the submitted verified photomontages.

Block A has been reduced by one full storey and its massing reconfigured to minimise visual impact towards the western boundary, thereby reducing potential overlooking and overbearing effects on adjacent properties.

The introduction of split-level unit typologies, which follow existing contours and reduce reliance on extensive retaining structures. These include units with lower-level access and stepped arrangements that create a more gradual transition across the site.

Overall, the design responds positively to the site's challenging topography and requirement to cater for site specific infrastructural constraints and considerations including road gradients and servicing requirements.

**LRD Opinion Item 3: Flood Risk Management**

***A full flood risk assessment is required with full assessment of impact of discharge of surface/storm waters to ground only. The proposed development has potential to cause groundwater flood elsewhere impacting downhill properties. Please see report of A/S.E. Drainage Section (Appendix C) in this regard.***

**Response**

A Site Specific Flood Risk Assessment (244132-PUNCH-XX-XX-RP-C-013) has been prepared by Punch Consulting Engineers and accompanies the planning application.

Site walkovers and site investigations took place in 2025 and 2026 which included for a series of trial pits and soakaway tests which revealed good infiltration characteristics through the gravel soils and the sandy gravelly clay deposits which overly weathered bedrock.

Rotary core holes were drilled to confirm the depth of bed rock and allow for ground water monitoring to be carried out on site.

A summary of the groundwater readings is included in Appendix A of the SSFRA while a full copy of the Site investigation Report is included with the Engineering Planning Report accompanying this application.

Overall, the SSFRA concludes that:

*In view of the site investigations and the proposed design levels the site area is not at risk of groundwater flooding. The drainage design disperses some infiltration through the SuDS devices throughout the site to reflect the existing conditions. The attenuated discharge from the site will restrict runoff through the piped network to the greenfield runoff rate of the developed portion of the site.*

*Taking account of the above it is considered that the site is not at risk of groundwater flooding or that the design increases the risk of groundwater flooding elsewhere.*

#### **LRD Opinion Item 4: Stormwater Drainage Strategy**

***Further consideration and amendment of the proposed development in terms of the proposed storm water drainage strategy is required. Details are outlined in the report of the A/S.E Drainage Section (Appendix C).***

##### **Response**

A standalone Drainage Impact Assessment Report has been prepared and accompanies the subject application (244132-PUNCH-XX-XX-RP-C-014).

Additionally, please refer to drawing nos. 244132-PUNCHXX- XX-DR-C-0100, 0101 & 0102 which shows the proposed drainage plan layout for the development with long sections shown on drawing nos. 244132-PUNCH-XX-XX-DR-C-0175, 0176 & 0177.

#### **LRD Opinion Item 5: Housing Part V**

***Further consideration and amendment of the proposed development having regard to the potential alteration of the typology and location of Part V units (See Housing Section report in this regard in Appendix C).***

##### **Response**

Please refer to Part V Layout prepared by Reddy Architecture and Urbanism (P23-288C-RAU-XX-00-DR-A-1003).

A varied mix of 1-bed, 2-bed, and 3-bed dwelling units are proposed which are pepper potted throughout the site. At this stage, the Part V units remain as proposed within the submitted layout.

The proposed Part V provision delivers a varied mix of house types and tenure, ensuring full integration within the overall development and supporting a balanced residential community.

The final Part V allocation in terms of units and house types will be subject to further negotiations with Cork City Council, subject to a grant of permission being forthcoming.

#### **LRD Opinion Item 6: Amenity of future occupants**

***Further consideration and amendment of the design of the development having regard to the following:***

***Block G: the proximity of the Block G to the neighbouring boundary and the quality and useability of the private amenity space available to the ground floor units.***

***Block F: The depth, quality and usability of the private amenity space available to the ground floor units of Block F. Cross sections are required for the rear gardens of Block G (including levels from the adjoining site to the south) and F to determine their actual usability. These shall include details of the proposed boundary and landscaping treatments.***

***Storage: The increase in individual and bulky storage provision for the duplex/apartment units requires review.***

#### **Response**

To address concerns, garden levels and associated retaining structures have been revised to ensure all private open spaces are functional, accessible and suitable for residential use. The rear gardens serving Duplex Blocks F and G exceed the minimum standards set out in the Apartments Guidelines, 2025.

All internal storage provision has been reviewed and is fully compliant with the Guidelines.

#### **LRD Opinion Item 7: Strategic Transport**

***Further consideration and possible amendment of the proposed development having regard to the internal connectivity and car parking management. (See the Strategic Transport, Planning Policy and Architects Section reports in this regard in Appendix C).***

***Key areas to be reconsidered and amended include:***

##### ***(a) Cycle access***

***To meet the compact growth objectives set out in Chapter 2 of the Cork City Development Plan 2022-2028 as varied (Objective 2.14, 2.15, and 2.16), particular attention to the delivery of active travel connections should be sought, ensuring future residents have pedestrian and cycle access to local***

*amenities such as schools, retail and amenities, including Blackpool village, Blackpool Shopping centre, and the Glen park and resource centre.*

***(b) Glentrasna Connectivity***

*The proposed development has included for two points of connectivity to the Glentrasna housing development to the north of the proposed development, this connectivity is welcome and will improve integration between the two communities. However, the eastern point of connectivity requires the construction of an indirect stepped access. The creation of a pedestrian access point within this section of the site requires further consideration.*

***(c) Internal Connectivity***

*It is advised a review of pedestrian circulation routes within the site be undertaken. Internal connectivity within the site, particularly for pedestrians is challenging due to the meandering nature of the internal road network. Further consideration is advised to better integrate the proposed link to the overall landscape proposal with desire lines from Block H to Block F, through the public open space, being facilitated.*

*The rearrangement of the unit blocks on the eastern portion of the site has resulted in the loss of permeability across the site. The meandering paths do not allow for a direct walkway down to the main site access, on Pope's Road. The pedestrian circulation route indicated in front of Block G through to Block D appears to be obstructed by a bin store and a significant change in level.*

***(d) Bicycle parking provision***

*Revised plans/drawings showing the provision of cycle parking facilities, the quantity which shall be in line with the standards set out in SPPR 4 of the Compact Settlement Guidelines, 2024.*

**Response**

The scheme has been revised to strengthen the sense of pedestrian permeability and connectivity within the scheme, along with improving connectivity to surrounding residential areas and the wider Blackpool area.

Within the scheme, this is reinforced through the provision of continuous footpaths along the primary thoroughfares and the encouragement of secondary desire lines and pedestrian connections which intertwine with the primary walking and cycling routes.

Overall, the proposed internal layout provides for a clear and legible walking and cycling routes allowing pedestrians and cyclists to navigate the site in an efficient manner.

Due to topographical constraints, the existing stepped access to Glentrasna cannot be reconfigured, however, a secondary level access route has been incorporated to provide an inclusive alternative connection.

The proposed cycle parking strategy provides a mix of covered, purpose-built storage facilities for residents, ensuring secure, accessible and weather-protected bicycle parking.

Complementing this, external Sheffield stands are distributed at convenient and highly visible locations throughout the development to facilitate short-term and visitor use, thereby enhancing accessibility and encouraging active travel.

#### **LRD Opinion Item 8: Landscape Design/Biodiversity**

***Further consideration and amendment of the proposed development in the following areas of landscape/open space design:***

***Development will only be appropriate in Areas of High Landscape Value, where it results in a neutral/positive impact on the landscape, with the built form typically being secondary to the landscape character. The site is heavily vegetated along the perimeter of the site, within the central area of the site and the original field boundaries are still evident. Given the potentially high ecological value of the site, and the Area of High Landscape Value designation pertaining to the site, further consideration shall be given to the existing biodiversity value of site, the retention of movement corridors for wildlife and to existing and supplementary planting.***

***Consideration of the open space layout along the perimeter given the potential number of areas where proximity of the residential units within the proposed development and existing adjoining developments is creating a "no-man's land" which may lead to illegal dumping and antisocial activities.***

***The landscape proposal at the northern boundary proposes to significantly increase the ground level at the northern end of Block F adjacent to the existing Glentrasna dwellings. It is advised that the levels in this area be reconsidered to mitigate the impact on the neighbouring properties and avoid creating areas which are difficult to maintain, lack passive supervision and have the potential to become places for anti-social behaviour in the future.***

#### **Response**

The boundary vegetation across the site has been retained and enhanced where necessary as part of the proposed landscape design. Additional native hedgerow planting is proposed to strengthen existing boundaries and ecological corridors. This is complemented by additional street tree planting, open space tree planting, and shrub planting throughout the development to enhance biodiversity and reinforce the landscape structure of the site.

These measures support the retention of wildlife movement corridors and contribute positively to the landscape character of the Area of High Landscape Value. Further details and commentary are provided in the Landscape Drawings 24184-2-101 and pages 13, 14 and 20 of the report and within the EclA submitted as part of this application.

Furthermore, existing boundary vegetation is retained and incorporated within the private garden areas of the proposed dwellings where appropriate. These areas are defined by boundary fencing and gated access to allow for ongoing maintenance. This approach ensures that the vegetation is properly managed while avoiding the creation of "no-man's land".

The design concept aims to achieve good permeability through the site while providing connections to the adjoining development to the north. Due to the challenging site topography, a combination of a ramped and stepped pedestrian connection has been provided to improve accessibility, permeability, and connectivity between the developments.

Native shrub planting is proposed along the slopes to minimise long-term maintenance requirements while maintaining clear visibility and passive supervision of the area. This approach ensures the spaces remain functional, well overlooked, and integrated into the overall landscape infrastructure of the site.

### **LRD Opinion Item 9: Housing Mix**

***Further consideration of the scheme and amendment/revised drawings/details to take into account the Objective 3.6 Housing Mix and min/max targets for dwelling mix as outlined within Table 11.9 of the Cork City Development Plan 2022-2028, as varied, there is particular concern re the under provision of 4 bedroom units within the proposal. Where a clear justification can be provided on the basis of market evidence that demand / need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified.***

#### **Response**

The housing mix for the scheme has been modified since the S32B meeting. The applicable mix for the City Suburbs is as per Table 11.8 of the Plan, to include between 15-25% 1 bed units (target 10%); 25-40% 2 bed units (target 20%); 18-38% 3 bed units (target 28%); and 5-15% 4 bed units (target 8%). The proposed development provides 17.3% 1 bed units and 7.7% 4 bed units, and no studio units, which accords with the Plan. In relation to 2 bed and 3 bed units, the provisions of SPPR1A and B of the Apartment Guidelines, 2025 apply to the proposed apartments, i.e., there are no restrictions on the mix of unit sizes or types. This applies to 6no. of the 9no. 2 bed units and 29no. of the 3 bed units. As a consequence, the provision of 3 bed units (including the detached bungalow), at 38% is aligned with the Plan. The majority of the scheme complies with the unit mix standards of the Plan. With respect to the 2-bed units, the overall emphasis of the scheme is on providing family units as required by housing association providers, with whom the applicant is in active consultation. A Housing Association will be responsible for the delivery and management of the entire development. In this context, the proposed housing mix satisfies Objective 11.2 of the Plan.

### **LRD Opinion Item 10: Childcare Facility**

***Further consideration and amendment of the proposed development having regard to the layout and space available to the proposed creche. The layout appears disjointed, impacted by the upper***

***floor access arrangement. Revised consideration shall be given to the creation of additional space for the ground floor and an alternative access arrangement for the upper floors.***

**Response**

A large 217 sq.m crèche facility is located at the entrance to the development, positioned on the ground floor of a three-storey duplex building. The upper levels accommodate independently accessed duplex townhouses. The crèche benefits from a very generous 231 sq.m dedicated rear play garden.

It is intended that this will operate as a full day-care facility for babies (0–1 year) and toddlers (1–2 years). The design is informed by the *Best Practice Guidelines for the Design of Childcare Facilities* and *Childcare Facilities: Guidelines for Planning Authorities (2001)*. Based on a minimum requirement of 2.8 sq.m per child (exclusive of kitchen, bathroom, staff and ancillary spaces), the crèche can accommodate 38 children.

The facility provides two large, dedicated classrooms, a sleep room for babies and toddlers, and a large children's garden accessed directly from the primary classroom via French doors. These core childcare spaces are supported by kitchen/staff facilities, offices, WC and changing rooms.

As part of the design refinement, the childcare facility has been revised to provide a safer, more functional and efficient internal layout. The stair core serving the residential units above, previously located within the crèche footprint, has been removed and relocated externally, allowing the crèche to operate independently with clear and uninterrupted internal circulation.

The Childcare Needs Assessment which accompanies the Planning Application provides a clear justification for the proposed capacity of the creche.

The Opinion also states:

**Furthermore, pursuant to article 16A (7) of the Planning and Development Regulations 2001 (as amended), the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 20A, 22 and 23 the following specific information should be submitted with any application for permission:**

Item No.	Item	Response
1a.	Revised drawings and documentation/detail/surveys to take account of the further consideration of the issues raised above and any associated amendments, and the reports/submissions contained within Appendices.	Please refer to accompanying documentation that forms part of LRD Application Pack
2a.	Updated drainage details and Site-Specific Flood Risk Assessment which takes into account any alterations arising from the issues raised above and in the detailed report/requirements of the A/SE Drainage Section (Appendix C). It must be robustly demonstrated that disposal of surface waters to ground on site will not give rise to off site impacts including flooding.	Drainage Impact Assessment Report has been prepared and accompanies the subject application (244132-PUNCH-XX-XX-RP-C-014).  Additionally, please refer to drawing nos. 244132-PUNCHXX XX-DR-C-0100, 0101 & 0102 which shows the proposed drainage plan layout for the development with long sections shown on drawing nos. 244132-PUNCH-XX-XX-DR-C-0175, 0176 & 0177.
3a.	Revised drawings and architectural design including layouts, elevations etc to take account of the detailed issues/concerns raised above and by the City Architect's Section (See Appendix C)	A full suite of architectural drawings, an Architectural Design Statement, Housing Quality Assessment and Schedule of Accommodation from Reddy Architecture and Urbanism accompanies the subject application.
4a.	<p>An updated Visual Impact and Urban Design Statement shall be provided which includes the following:</p> <ul style="list-style-type: none"> <li>• A set of 3d images/photomontages with viewing locations, (including from Lover's Walk, Redemption Road, North Monastery Road, Sunvalley Drive and from the Southwest) selected in consultation with the Planning Authority.</li> <li>• The treatment of level differences within the proposed development and the relationship of the development with adjoining lands should be described in detail, in plan and section drawings including all public open spaces. Particular consideration should be given to the interface with and views from the adjacent residential development to the north and west. 3D visuals/ additional drawings are required.</li> <li>• Given the level differences, visual impacts of the proposed development on local views and on adjoining properties shall be clearly demonstrated.</li> <li>• Long range elevation drawings/sections through the site from the south to north, east to west to include adjoining developments which demonstrates the visual impact of the proposal on the skyline and on panoramic views of the area.</li> </ul>	<p>A Landscape and Visual Impact Assessment has been prepared by Cunnane Stratton Reynolds.</p> <p>Verified photomontages have been prepared by Pederson Focus and accompany the planning application.</p> <p>Contextual Elevation and Section drawings have been prepared by Reddy which show treatment of level differences within the proposed development and the relationship of the development with adjoining lands should be described in detail, in plan and section drawings including all public open spaces.</p> <p>Please refer to Drawing Nos:</p> <ul style="list-style-type: none"> <li>• P23-288C-RAU-XX-ZZ-DR-A-3000</li> <li>• P23-288C-RAU-XX-ZZ-DR-A-3001</li> <li>• P23-288C-RAU-XX-ZZ-DR-A-3002</li> </ul>

	<ul style="list-style-type: none"> <li>Additional north-south/ east -west site section drawings to include the existing residential schemes of Glentrasna and Popes Hill.</li> <li>Details of on-site and adjoining ground levels.</li> <li>Full elevational details and cross sections of all retaining walls across the scheme.</li> <li>Elevation drawings of pedestrian/cycleway openings onto the Glentrasna housing scheme.</li> </ul>	<ul style="list-style-type: none"> <li>P23-288C-RAU-XX-ZZ-DR-A-3003</li> </ul>
<b>5a.</b>	Updated planning drawings and plans and active transport/permeability/parking strategy to demonstrate improved external cycle/footpath permeability and improved internal pedestrian permeability taking into account the issues raised above and in the reports of Planning Policy, Architects, and Strategic Transport (Appendix C).	<p>Please refer to Proposed Site Layout (P23-288C-RAU-XX-00-DR-A-1000) and Architectural Design Statement from Reddy which outlines proposed active transport and improved pedestrian and cycling connectivity within the site.</p> <p>128no. cycle spaces are to be provided within the scheme.</p>
<b>6a.</b>	A detailed Phasing Strategy to ensure that the proposed creche is delivered early in Phase 1 of the development and prior to the occupation of any proposed residential units within this Phase. Clarification on the timing of the opening of the active travel route to the north of the site should also be submitted.	<p>The applicant is happy to accept to a condition which requires the delivery of the creche as part of Phase 1 of the proposed development.</p> <p>A detailed Phasing Plan will be submitted to the Planning Authority for their agreement as part of compliance should a grant of permission be forthcoming.</p>
<b>7a.</b>	Confirmation of engagement with Cork City Childcare in relation to the overall capacity and design of the childcare facility and any necessary revised drawings in this regard. Revised drawings/details shall show the following in relation to the proposed childcare facility: Improved layout and ground floor area availability, with a reconsideration of access to the upper floors.	<p>A large 217 sq.m crèche facility is located at the entrance to the development, positioned on the ground floor of a three-storey duplex building.</p> <p>The upper levels accommodate independently accessed duplex townhouses. The crèche benefits from a very generous 231 sq.m dedicated rear play garden.</p> <p>Please refer to Drawing No. P23-288C-RAU-BB-XX-DR-A- 1101 for creche layout.</p> <p>The creche has a capacity to cater for 38no. children which has account for the conclusions from the Childcare Needs Assessment which accompanies the Planning Application.</p>
<b>8a.</b>	Relevant consents to carry out works on lands not included within the redline boundary.	<p>The relevant consents are enclosed from Cork City Council and Con Cremin in respect of respective lands in their ownership.</p> <p>No works are proposed outside the identified redline boundary for the site, which was amended to capture lands in the Planning Authority's ownership along Pope's Hill and Glentrasna Park.</p>

<p><b>9a.</b></p>	<p><i>Further consideration of the scheme and amendment/revised drawings/details to take into account the Objective 3.6 Housing Mix and min/max targets for dwelling mix as outlined within Table 11.9 of the Cork City Development Plan 2022-2028 as varied noting the underprovision of 4 bedroom units within the proposal. The Housing Quality Assessment shall be updated following any revisions made to the development addressing housing mix requirements and to demonstrate compliance with all the relevant national minimum standards for housing and apartments. Where a clear justification can be provided on the basis of market evidence that demand/ need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified.</i></p>	<p>The housing mix for the scheme has been modified since the S32B meeting. The applicable mix for the City Suburbs is as per Table 11.8 of the Plan, to include between 15-25% 1 bed units (target 10%); 25-40% 2 bed units (target 20%); 18-38% 3 bed units (target 28%); and 5-15% 4 bed units (target 8%). The proposed development provides 17.3% 1 bed units and 7.7% 4 bed units, and no studio units, which accords with the Plan. In relation to 2 bed and 3 bed units, the provisions of SPPR1A and B of the Apartment Guidelines, 2025 apply to the proposed apartments, i.e., there are no restrictions on the mix of unit sizes or types. This applies to 6no. of the 9no. 2 bed units and 29no. of the 3 bed units. As a consequence, the provision of 3 bed units (including the detached bungalow), at 38% is aligned with the Plan. The majority of the scheme complies with the unit mix standards of the Plan. With respect to the 2-bed units, the overall emphasis of the scheme is on providing family units as required by housing association providers, with whom the applicant is in active consultation. A Housing Association will be responsible for the delivery and management of the entire development. In this context, the proposed housing mix satisfies Objective 11.2 of the Plan.</p>
<p><b>10a.</b></p>	<p><i>Reports/Surveys including any necessary revised layouts/mitigation measures as required by the Environment and Waste Management Section including:</i></p> <ul style="list-style-type: none"> <li>• <i>Noise impact assessment.</i></li> <li>• <i>Waste and operational management plan for the development.</i></li> <li>• <i>Construction and demolition waste management plan for the development.</i></li> </ul>	<p>An Outline Operational Waste Management Plan, and Construction and Demolition Resource Waste Management Plan has been prepared by Punch Consulting Engineers.</p> <ul style="list-style-type: none"> <li>• 244132-PUNCH-XX-XX-RP-C-005</li> <li>• 44132-PUNCH-XX-XX-RP-C-012</li> </ul> <p>In relation to noise, and as noted in the EIA Screening Report that accompanies the application, during the construction phase of the project, there is only expected to be a slight to moderate noise impact on the nearest residential dwellings to the north and west during some construction phases when they occur in close proximity. Construction noise emission levels at all other noise sensitive receptors in the vicinity would be compliant with the recommended thresholds. Construction activities in close proximity to the dwellings to the north and west should therefore be managed / coordinated with local residents to minimise their potential noise</p>

		<p>impact. Limiting the hours of noisy operations and continuous noise monitoring along with implementation of appropriate noise control measures will also serve to minimise noise impact as far as practicable in this instance. Operational noise levels associated with the proposed development are considered to be negligible.</p>
<b>11a.</b>	<p><i>Reports/Surveys including any necessary revised layouts/mitigation measures as required by the Biodiversity Section including: Habitat survey, breeding bird survey, (wintering birds, bats for potential roost locations and for activity on site) and an Invasive Alien Plant Survey (IAPS). If any IAPS found on site, an IAPS management plan needs to be developed.</i></p>	<p>An Ecological Impact Assessment and Stage 1 Appropriate Assessment Screening Report from Pat Doherty, Doherty Environmental accompanies the LRD application pack.</p>
<b>12a.</b>	<p><i>A Universal Design Statement</i></p>	<p>The Architectural Design Statement notes that the subject site has challenging topography, sloping steeply from approximately 77.5m at the eastern boundary (top of site) to 55.5m at the western boundary (site entrance). This presents constraints in meeting Part M compliance, universal access requirements, and achieving an internal road with a maximum gradient of 5%. Therefore, the design approach took the form of a series of terraces with intermittent areas of steep gradients as the site steps down the hillside. Within each pocket of development, the proposal addresses the steep gradients by the provision of split-level buildings and retaining structures. The split-level buildings are specifically included to conceal the retaining walls within structures, rather than large retaining walls within the landscape which would be visually dominant. In addition, pedestrian routes have been adjusted to ensure inclusive access, with improved gradients and connections across the scheme.</p>
<b>13a.</b>	<p><i>Revised drawings and documentation showing the following:</i></p> <p><i>(a) Improved individual and internal storage for the duplex/apartment units.</i></p> <p><i>(b) Early consideration of the heating system proposed for the apartment/duplex units and updated floor plans to incorporate the spatial requirements (plant/pumps etc) within the duplex/apartment units arising from the heating solution proposed.</i></p>	<p>All internal storage provision is in compliance with the Design Standards for Apartments, 2025.</p> <p>External heat pumps can be provided for each apartment/duplex unit with adequate space provided to ensure they can be accommodated.</p>
<b>14a.</b>	<p><i>A Taking in Charge Plan</i></p>	<p>A Taking in Charge Plan will be submitted to the Planning Authority as part of a formal compliance submission for their agreement, subject to a grant of permission being forthcoming.</p>

		This approach ensures that the Taking In Charge plan accurately reflects the final as-built layout of roads, footpaths, public lighting, water services and drainage networks proposed for taking in charge.
<b>15a.</b>	<i>Revised Part V proposals/site layout drawings to take into account the requirements of the Housing Section (See Appendix C)</i>	<p>Please refer to Part V Layout prepared by Reddy Architecture and Urbanism (P23-288C-RAU-XX-00-DR-A-1003).</p> <p>A varied mix of 1-bed, 2-bed, and 3-bed dwelling units are proposed which are pepper potted throughout the site.</p>
<b>16a.</b>	<i>A Schools Demand Assessment following liaison with the Department of Education which includes demand levels and numbers of pupils on waiting lists for enrolment years in schools within the catchment.</i>	<p>A Schools Demand Assessment has been prepared by Coakley O'Neill Town Planning Ltd., and forms part of the application submission.</p> <p>The Schools Demand Assessment concludes the following:</p> <ul style="list-style-type: none"> <li>• Out of the 12no. primary schools in the catchment area, there is a current estimated capacity of 500 spaces in the direct vicinity of the proposed development. Therefore, there is sufficient capacity in the area to cater for the potential demand created from the proposed development.</li> <li>• Out of the 9no. Post-Primary Schools, we received feedback from 4 no. schools, which show that there is a current capacity of 194no. spaces in Post-Primary Schools in the area. This indicates that there is ample capacity in the immediate vicinity to support the success of the proposed development.</li> </ul>
<b>17a.</b>	<i>An updated Irish Water Confirmation of Feasibility/Pre Connection Agreement - there is concern at present that the existing agreement will not be dated within 12 months of any application being received.</i>	<p>An Engineering Planning Report has been prepared by Punch Consulting Engineers (244132-PUNCH-XX-XX-RP-C-004) and accompanies the Planning Application.</p> <p>A Confirmation of Feasibility forms part of Appendix A of the report (CDS25009768) which was issued on the 21<sup>st</sup> January 2026.</p>
<b>18a.</b>	<i>A revised Schedule of Accommodation/Floor Areas updated to reflect any design changes.</i>	A Schedule of Accommodation and Housing Quality Assessment has been prepared by Reddy Architecture and Urbanism and accompanies the planning application.

<p><b>19a.</b></p>	<p><i>Further consideration and amendment of the proposed development in the following areas of landscape/open space design:</i></p> <ul style="list-style-type: none"> <li>• <i>Details of earthworks: details shall include the following: (a) Soil and subsoil cross-sections. (b) and sections showing the proposed grading and mounding of land areas, including the levels and contours to be formed. (c) The relationship of the proposed mounding to the existing vegetation and neighbouring residential properties.</i></li> <li>• <i>Consideration of the creation of ecological corridors through the site and linkages to the wider landscape surrounding the proposed development.</i></li> <li>• <i>The demonstration of a neutral/positive impact on the landscape, with the built form typically being secondary to the landscape character.</i></li> <li>• <i>Additional information on natural play areas.</i></li> <li>• <i>Additional cross section drawings through and to open space areas. The dimensions of a level kickabout area shall be clearly shown on the landscaping/site layout plan.</i></li> <li>• <i>Clarification in relation to any steps on paths and how this may affect accessibility.</i></li> <li>• <i>Additional information on hedgerow management: Tree/Hedgerow Impact and Protection Plan. The length of hedgerow in m proposed for removal shall be confirmed and shown on 1:500 plan.</i></li> <li>• <i>Details of the proposed boundary treatment for the entirety of the site to include proposed materials, heights and planting where applicable. Proposals for the retention of the stone wall shall be fully detailed.</i></li> </ul>	<p>An Arboricultural Impact Assessment Report has been prepared by Holly Arboricultural and accompanies the planning application.</p> <p>This is further supported by a Tree Constraints Plan and Tree Protection Plan DRAWING NO: (TCP1624, TPP1624 SHEET 1 OF 2 &amp; TPP1624 SHEET 2 OF 2).</p> <p>Furthermore, an LVIA, Landscape Masterplan and Landscape Design Rationale from Cunnane Stratton Reynolds has also been prepared.</p> <p>The LVIA demonstrates that overall there will be a neutral/positive impact on the landscape as a result of the proposed development.</p> <p>The biodiversity potential of the site will be enhanced by the following measures:</p> <ul style="list-style-type: none"> <li>• Significant specimen tree planting across the site including open space trees, street trees, orchard trees and garden trees</li> <li>• Retention of existing boundary hedgerows and trees</li> <li>• Pollinator-friendly planting through the site with emphasis on the use of native species.</li> <li>• The promotion of wildflower meadow areas within open spaces by means of differential mowing regimes.</li> <li>• Openings in garden fences to allow small mammals to pass through back gardens (e. g. hedgehog highway)</li> <li>• Biodiversity areas encouraging meadow establishment and self seeding</li> <li>• Bat boxes, insect hotels</li> </ul> <p>The boundary vegetation across the site has been retained and enhanced where necessary as part of the proposed landscape design.</p> <p>Additional native hedgerow planting is proposed to strengthen existing boundaries and ecological corridors.</p> <p>This is complemented by additional street tree planting, open space tree planting, and shrub planting throughout the development to enhance biodiversity and reinforce the landscape structure of the site.</p>
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		<p>CSR have also prepared a number of Landscape Sections (24184-2-201)</p> <p>Please also refer to Boundary Treatment Plan (24184-2-102), from Cunnane Stratton Reynolds which details boundary treatment strategy for entirety of the site.</p> <p>Where feasible existing boundaries are maintained, and shall be increased in height if so required.</p> <p>Additional screening and planting is also introduced into the scheme to reduce any undue visual impact.</p>
<b>20a.</b>	<p><i>A Sunlight and Daylight Access Analysis indicating compliance with the BRE guidelines, BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 - 'Lighting for Buildings - Part 2: Code of Practice for Daylighting', having regard to the worst-case scenario for the ground floor apartments inter alia, rooms with no direct sunlight or limited access to sunlight.</i></p>	<p>As noted in the Architectural Design Statement, the overall design responds directly to the site's steep topography through the introduction of split-level unit typologies, which follow existing contours and reduce reliance on extensive retaining structures. These include units with lower-level access and stepped arrangements that create a more gradual transition across the site. The layout of the proposed development has been reviewed and revised to ensure as far as possible compliance with the BRE guidance. The principal areas of concern were Block A and Block G. The ground floor living spaces for the duplex units for Block A open up to the private garden space. Block G has also been revised to facilitate daylight at ground floor level (and lower ground floor level) with generous south-facing private open spaces. All other units have been designed to align with the Guidelines. It is noted that 89% of the units are dual aspect. It can be concluded that the scheme performs favourably from a daylight and sunlight perspective. The proposed development complies with the principles of Objective 11.4 in this regard.</p>
<b>21a.</b>	<p><i>A Daylight, Sunlight and Overshadowing (DSO) analysis to assess the impact of the proposed development on the amenity areas of neighbouring residential properties where applicable.</i></p>	<p>The scheme has been redesigned, specifically Block A, to avoid any potential for overshadowing or overlooking of the existing properties to the west. They are also set back c. 20m from the nearest existing dwelling. All proposed dwellings to the north are sufficiently set back from the site boundary to minimise any potential impacts on daylight, sunlight and overshadowing of Glentrasna Park. The proposed development complies with the principles of Objective 11.4 in this regard.</p>

<b>22a.</b>	<i>A statement on how the development has considered climate resilience from design to implementation stages</i>	A Scheme Sustainability Statement has been prepared by Punch Consulting Engineers (244132-PUNCH-XX-XX-RP-C-010) and accompanies the Planning Application.
<b>23a.</b>	<i>A Scheme Sustainability Statement (Objective 5.16 and Chapter 11 of the Plan) demonstrating how the proposal positively responds to the impact of climate change through mitigation and adaption measures. It should be noted that as per Paragraph 11.273 of the Plan 'As part of the Scheme Sustainability Statement, applicants will be required to demonstrate how these considerations were explored and taken forward through the evolution of the development proposal and where they have not been taken forward, reasons are given as to why the measures were not technically feasible or viable. The level of information and commitments within the Statement should be proportionate to the scale and complexity of the development proposal</i>	A Scheme Sustainability Statement has been prepared by Punch Consulting Engineers (244132-PUNCH-XX-XX-RP-C-010) and accompanies the Planning Application.
<b>24a.</b>	<i>Revised plans/drawings showing the provision of cycle parking facilities, the quantity which shall be in line with the standards set out in SPPR 4 of the Compact Settlement Guidelines, 2024.</i>	Please refer to Proposed Site Plan (P23-288C-RAU-XX-00-DR-A-1000), and Bike Store Drawings (P23-288C-RAU-XX-XX-DR-A-1006) for details on cycle parking facilities.  128no. cycle spaces are provided which exceeds the requirements set out in SPPR 4 of the Compact Settlement Guidelines 2024.
<b>25a.</b>	<i>A 1:500 site plan shall clearly annotate the unusable areas within the site and the confirm the ha of net and gross site areas calculated therein. A site area shall be confirmed which does not include the area of site allocated to the replacement/detached house.</i>	Please refer to Proposed Site Plan (P23-288C-RAU-XX-00-DR-A-1000) which indicates the overall site area of 2.581ha. with a net developable area inclusive of bungalow site of 2.4037ha.  The site area which does not include the area allocated for the replacement bungalow is 2.47ha.
<b>26a.</b>	<i>The individual blocks shall be annotated (A,B,C etc) on the planning drawings.</i>	Please refer to Proposed Site Plan (P23-288C-RAU-XX-00-DR-A-1000), and House Type Key Plan (P23-288C-RAU-XX-00-DR-A-1001) from Reddy Architecture in respect of annotation of individual residential blocks.
<b>27a.</b>	<i>Updated screening for Appropriate Assessment Report incorporating any changes made in response to this Opinion.</i>	A Stage 1 Appropriate Assessment Screening Report has been prepared by Doherty Environmental Consultants and accompanies the subject application.

## APPENDIX A: COPY OF CORK CITY LRD OPINION



# Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

## **Notice of Large-Scale Residential Development (LRD) Opinion** **Planning and Development Act 2000 (as amended)** **Planning and Development Regulations 2001 (as amended)** **Planning And Development (Large-Scale Residential Development) Regulations 2021**

**Reference Number:** LRD25-08

**Proposed Development:** The proposed development will consist of a Large-Scale Residential Development (LRD):

(1) the demolition of a terrace of 4no. existing dwellings, 3no. of which are derelict, and ancillary sheds and their replacement with 1no. single-storey 3-bed detached bungalow accessed via a modified private driveway.

(2) the construction of 103no. dwellings (11,119.1m<sup>2</sup>) (11no. 1 beds, 25no. 2-beds, 62no. 3-beds, and 6no. 4-beds) of between 2-4 storeys in height, to include 50no. townhouses (3no. 2-bed units; 41no. 3-bed units, 6no. 4-bed units); and 53no. duplex apartments (11no. 1-bed apartments, 22no. 2-bed apartments, and 20no. 3-bed apartments);

(3) The proposed development will also include a ground floor crèche (163.2m<sup>2</sup>) with rear garden and front set down area.

(4) The proposed development will also include 107no. car parking spaces; internal roads and pathways, including internal traffic calming measures and pedestrian crossings; the provision of private, communal and public open space, including all balconies and terraces; hard and soft landscaping and boundary treatments; retaining walls; revisions to the existing access; 2no. pedestrian connections with Glentrasna Park to the north; and all associated site development, landscaping and boundary treatment, and drainage works, including SuDS.

**Location:** Popes Hill, Popes Road, Blackpool, Cork.

### **11.3 Recommendation & Opinion**

Based on the information submitted by the applicant in accordance with section 32B of the Planning and Development Act 2000 (as amended), the proposed development falls within the definition of large-scale residential development, as set out in section 2 of the Planning and Development Act 2000 (as amended).

Having examined and considered the information submitted by the applicant, the submissions from the internal consultees and the discussions that took place at the LRD meeting, the Planning Authority is of the opinion that the documentation submitted in accordance with Section 32B of the Planning and Development Act 2002 (as amended) **requires further consideration and amendment to constitute a reasonable basis on which to make an application for a Large-Scale Residential Development.**

In the event that the applicant proceeds to submit a planning application, it is advised that the LRD application should be accompanied in the first instance by:

- A statement of response to the issues set out in the LRD opinion,

- A statement that in the applicant's opinion the proposal is consistent with the relevant objectives of the Development Plan for the area.

Furthermore, in accordance with Section 32D(a) and (b) of the LRD Act, the applicant is hereby notified that the documents submitted in relation to the following issues do not constitute a reasonable basis on which to make an application. The applicant is advised that the following issues or areas must be addressed in any documents submitted in a future planning application, to constitute a reasonable basis on which to make an application.

### **1. Urban Design/Architecture**

Further consideration and amendment of the proposed development in terms of its layout, urban design form and architectural expression noting in particular Appendix D of the Sustainable Residential Development and Compact Settlements Guidelines 2024 'Design Checklist - Key Indicators of Quality Urban Design and Placemaking' under the headings of 'sustainable and efficient movement' and responsive and built form' and the detailed comments from the City Architect's Section contained within Appendix C of this report and for the location of blocks referenced:

Key areas to be reconsidered and amended include:

Visual Impact: The site is elevated, visually prominent and steep. Further consideration is required to show the visual impact of the proposed development on the skyline, and on panorama and local views of the area. Additional 3D visuals/section drawings are required, including a long-range elevation drawing to show the proposed development in context with surrounding development.

Visual Impact - Retaining walls/natural edge: The site is located in an area designated as An Area of High Value Landscape in the Cork City Development Plan 2022 – 2028, as varied, whereby it is an objective that the built form is secondary to the landscape character. High retaining walls are proposed within the northern and western area of the site, and through public open space. Given the proposed level differences, particular consideration should be given to the interface with and views from the adjacent residential development to the north and west. 3D visuals/ additional drawings are required. Full and detailed elevation drawings of the proposed retaining walls will be needed.

Active edge: Overall, the scheme benefits from a strong active edge, achieved through own-door entrances, back to- back terraces, and first-floor living spaces within the duplex units. However, Block F, centrally located within the development, fails to fully capitalise on its dual aspect potential. All entrances are located on the south-east elevation resulting in an inactive north-west elevation. This is further exacerbated by the presence of rear garden walls from Block E directly opposite. It is advised that Block F would benefit from further design development to enhance activity along the north-west street front. This could be achieved by relocating some entrances to the north-west elevation, thereby taking greater advantage of its dual aspect potential. Also, the east elevation of Block D, has an entirely blank gable facing onto a green space which, appears to be 2 m below the ground floor units of Block F and almost entirely devoid of passive supervision except for the end unit of Block G. It is advised to review this area.

Built form: Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025, Specific Planning Policy Requirement 4, sets down a minimum 2.7m, floor to ceiling height for ground level apartments. Achieving this policy requirement will be very challenging as the floor-to-floor heights, at all levels, in all house type sections are indicated at 3.0 metres inclusive of compartment floors and roof terraces. It is advised the construction built-up be reviewed at this stage to ensure the policy requirement can be achieved without negatively impacting on the floor-to-ceiling heights of the upper floors.

Materials and finishes: While the proposed mix of render and brick finishes are favoured, the material palette lacks clarity in some areas. Highest-quality materials wherever possible is required, with minimal reliance on uPVC. For fenestration, composite or thermally broken aluminium frames, complemented by composite timber or timber entrance doors finished in a selected paint colour is favoured.

**Neighbourhood character areas:** The creation of several distinctive character areas within the site including a formal square addressing the adjoining Military Cemetery, a central village green with landscaped parkland and a grid pattern of formal avenues are for the most part quite successful. However, the sudden change in elevational style mid-way along the terrace on Block J, at the far eastern extent of the site, results in a disjointed elevation which is at odds with the character of the rest of the street. It is advised that the elevation of Block J be reviewed.

**Enclosure:** The use of 4 bed houses to bookend the terraces is appropriate to add variety, a mix of unit types and to create points of interest however the architectural expression is under-developed. The mass of the 3-storey unit at the end of the terrace is poorly resolved and fails to adequately address the corner. It is advised that the articulation of the gables as well as the massing be reviewed. Note: Block C is much more successful in this regard.

## **2. Impact on existing neighbouring properties:**

Further consideration and amendment of the proposed development in terms of impact on adjoining residential properties.

Key areas to be reconsidered and amended include:

- a) The potentially overbearing impact of the proposed development on the Glentrasna housing scheme to the north and Pope's Hill housing scheme to the west, particularly given the level differences. The treatment of level differences within the proposed development and the relationship of the development with adjoining lands should be described in detail, in plan and section drawings including all public open spaces. Particular consideration should be given to the interface with and views from the adjacent residential development to the north and west. 3D visuals/ additional drawings are required.
- b) The development as proposed along the western boundary is overbearing and likely to have a significant negative impact on existing dwellings, 34-41 Popes Hill. While a 20-metre distance between opposing windows is provided, this does not appear, largely due to the existing topography, to be sufficient to mitigate the negative overbearing impact of the proposed Block A on the adjoining existing dwellings which are at significantly lower level than the multi storey block proposed. It is advised this area to be given further consideration.
- c) The proximity of the Block G to the neighbouring boundary and its potential visual and residential amenity impact on possible future development, It is advised that this proximity be given further consideration.

## **3. Flood Risk Management**

A full flood risk assessment is required with full assessment of impact of discharge of surface / storm waters to ground only. The proposed development has potential to cause groundwater flooding elsewhere, impacting downhill properties. Please see report of the A/S.E. Drainage Section (Appendix C) in this regard.

## **4. Stormwater Drainage Strategy**

Further consideration and amendment of the proposed development in terms of the proposed storm water drainage strategy is required. Details are outlined in the report of the A/S.E. Drainage Section (Appendix C).

## **5. Housing - Part V**

Further consideration and amendment of the proposed development having regard to the potential alteration of the typology and location of Part V units (See Housing Section report in this regard in [Appendix C](#)).

## **6. Amenity of future occupants**

Further consideration and amendment of the proposed development having regard to the following:

Block G: the proximity of the Block G to the neighbouring boundary and the quality and useability of the private amenity space available to the ground floor units.

Block F: The depth, quality and usability of the private amenity space available to the ground floor units of Block F. Cross sections are required for the rear gardens of block G (including levels from the adjoining site to the south) & F to determine their actual usability. These shall include details of proposed boundary and landscaping treatments.

Storage: The increase in individual and bulky storage provision for the duplex/apartment units requires review.

## **7. Strategic Transport**

Further consideration and amendment of the proposed development having regard to the internal connectivity and car-parking management. (See the Strategic Transport, Planning Policy and Architects Section reports in this regard in Appendix C).

Key areas to be reconsidered and amended include:

### **(a) Cycle access**

To meet the compact growth objectives set out in chapter 2 of the Cork City Development Plan 2022-2028 as varied (Objective 2.14, 2.15 and 2.16), particular attention to the delivery of active travel connections should be sought, ensuring future residents have pedestrian and cycle access to local amenities such as schools, retail and amenities, including Blackpool village, Blackpool Shopping centre and the Glen park and resource centre.

### **(b) Glentrasna Connectivity**

The proposed development has included for two points of connectivity to the Glentrasna housing development to the north of the proposed development, this connectivity is welcome and will improve integration between the two communities. However, the eastern point of connectivity requires the construction of an indirect stepped access. The creation of a pedestrian access point within this section of site requires further consideration.

### **(c) Internal connectivity:**

It is advised a review of pedestrian circulation routes within the site be undertaken. Internal connectivity within the site, particularly for pedestrians is challenging due to the meandering nature of the internal road network. Further consideration is advised to better integrate the proposed link into the overall landscape proposal with desire lines from Block H to Block F, through the public open space, being facilitated.

The re-arrangement of the unit blocks on the eastern portion of the site has resulted in the loss of permeability across the site. The meandering paths do not allow for a direct walkway down to the main site access, on Pope's Road. The pedestrian circulation route indicated in front of Block G through to Block D appears to be obstructed by a bin store and a significant change in level.

### **(d) Bicycle parking provision**

Revised plans/drawings showing the provision of cycle parking facilities, the quantity which shall be in line with the standards set out in SPPR 4 of the Compact Settlement Guidelines, 2024.

## **8. Landscape Design/Biodiversity**

Further consideration and amendment of the proposed development in the following areas of landscape/open space design:

Development will only be appropriate in Areas of High Landscape Value, where it results in a neutral/positive impact on the landscape, with the built form typically being secondary to the landscape character. The site is heavily vegetated along the perimeter of the site, within the central area of the site and the original field boundaries are still evident. Given the potentially high ecological value of the site, and the Area of High Landscape Value designation pertaining to the site, further consideration shall be given to the existing biodiversity value of site, the retention of movement corridors for wildlife and to existing and supplementary planting.

Consideration of the open space layout along the perimeter given the potential number of areas where proximity of the residential units within the proposed development and existing adjoining developments is creating a “no-man’s land” which may lead to illegal dumping and antisocial activities.

The landscape proposal at the northern boundary proposes to significantly increase the ground level at the northern end of Block F adjacent to the existing Glentrasna dwellings. It is advised that the levels in this area be reconsidered to mitigate the impact on the neighbouring properties and avoid creating areas which are difficult to maintain, lack passive supervision and have the potential to become places for anti-social behaviour in the future.

### **9. Housing Mix**

Further consideration of the scheme and amendment/revised drawings/details to take into account the Objective 3.6 Housing Mix and min/max targets for dwelling mix as outlined within Table 11.9 of the Cork City Development Plan 2022-2028, as varied, there is particular concern RE the underprovision of 4 bedroom units within the proposal. Where a clear justification can be provided on the basis of market evidence that demand / need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified.

### **10. Childcare Facility**

Further consideration and amendment of the proposed development having regard to the layout and space available to the proposed creche. The layout appears disjointed, impacted by the upper floor access arrangement. Revised consideration shall be given to the creation of additional space for the ground floor and an alternative access arrangement for the upper floors.

**Please note that the further consideration of these issues will require an amendment to the documents and/or design proposals submitted at the application stage.**

**Furthermore, pursuant to article 16A (7) of the Planning and Development Regulations 2001 (as amended), the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 20A, 22 and 23 the following specific information should be submitted with any application for permission:**

1a. Revised drawings and documentation/detail/surveys to take account of the further consideration of the issues raised above and any associated amendments, and the reports/submissions contained within Appendices.

2a. Updated drainage details and Site-Specific Flood Risk Assessment which takes into account any alterations arising from the issues raised above and in the detailed report/requirements of the A/SE Drainage Section (Appendix C). it must be robustly demonstrated that disposal of surface waters to ground on site will not give rise to off site impacts including flooding.

3a Revised drawings and architectural design including layouts, elevations etc to take account of the detailed issues/concerns raised above and by the City Architect’s Section (See Appendix C)

4a. An updated Visual Impact and Urban Design Statement shall be provided which includes the following:

- A set of 3d images/photomontages with viewing locations, (including from Lover's Walk, Redemption Road, North Monastery Road, Sunvalley Drive and from the Southwest) selected in consultation with the Planning Authority.
- The treatment of level differences within the proposed development and the relationship of the development with adjoining lands should be described in detail, in plan and section drawings including all public open spaces. Particular consideration should be given to the interface with and views from the adjacent residential development to the north and west. 3D visuals/ additional drawings are required.
- Given the level differences, visual impacts of the proposed development on local views and on adjoining properties shall be clearly demonstrated.
- Long range elevation drawings/sections through the site from the south to north, east to west to include adjoining developments which demonstrates the visual impact of the proposal on the skyline and on panoramic views of the area.
- Additional north-south/ east -west site section drawings to include the existing residential schemes of Glentrasna and Popes Hill.
- Details of on-site and adjoining ground levels.
- Full elevational details and cross sections of all retaining walls across the scheme.
- Elevation drawings of pedestrian/cycleway openings onto the Glentrasna housing scheme.

5a. Updated planning drawings and plans and active transport/permeability/parking strategy to demonstrate improved external cycle/footpath permeability and improved internal pedestrian permeability taking into account the issues raised above and in the reports of Planning Policy, Architects, and Strategic Transport (Appendix C).

6a. A detailed Phasing Strategy to ensure that the proposed creche is delivered early in Phase 1 of the development and prior to the occupation of any proposed residential units within this Phase. Clarification on the timing of the opening of the active travel route to the north of the site should also be submitted.

7a. Confirmation of engagement with Cork City Childcare in relation to the overall capacity and design of the childcare facility and any necessary revised drawings in this regard. Revised drawings/details shall show the following in relation to the proposed childcare facility: Improved layout and ground floor area availability, with a reconsideration of access to the upper floors.

8a. Relevant consents to carry out works on lands not included within the redline boundary.

9a. Further consideration of the scheme and amendment/revised drawings/details to take into account the Objective 3.6 Housing Mix and min/max targets for dwelling mix as outlined within Table 11.9 of the Cork City Development Plan 2022-2028 as varied noting the underprovision of 4 bedroom units within the proposal. The Housing Quality Assessment shall be updated following any revisions made to the development addressing housing mix requirements and to demonstrate compliance with all the relevant national minimum standards for housing and apartments. Where a clear justification can be provided on the basis of market evidence that demand / need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified.

10a. Reports/Surveys including any necessary revised layouts/mitigation measures as required by the Environment & Waste Management Section including:

- Noise impact assessment.
- Waste and operational management plan for the development.
- Construction and demolition waste management plan for the development.

11a. Reports/Surveys including any necessary revised layouts/mitigation measures as required by the Biodiversity Section including: *Habitat survey, breeding bird survey, (wintering birds, bats for potential roost locations and for activity on site) and an Invasive Alien Plant Survey (IAPS). If any IAPS found on site, an IAPS management plan needs to be developed.*

- 12a. A Universal Design Statement.
- 13a. Revised drawings and documentation to show the following:
- (a) Improved individual and internal storage for the duplex/apartment units.
  - (b) Early consideration of the heating system proposed for the apartment/duplex units and updated floor plans to incorporate the spatial requirements (plant/pumps etc) within the duplex/apartment units arising from the heating solution proposed.
- 14a. A Taking in Charge Plan.
- 15a. Revised Part V proposals/site layout drawings to take into account the requirements of the Housing Section (See Appendix C).
- 16a. A Schools Demand Assessment following liaison with the Department of Education which includes demand levels and numbers of pupils on waiting lists for enrolment years in schools within the catchment.
- 17.a An updated Irish Water Confirmation of Feasibility/Pre Connection Agreement – there is concern at present that the existing agreement will not be dated within 12 months of any application being received.
- 18a. A revised Schedule of Accommodation/Floor Areas updated to reflect any design changes.
- 19a. Further consideration and amendment of the proposed development in the following areas of landscape/open space design:
- Details of earthworks: details shall include the following: (a) Soil and subsoil cross-sections. (b) and sections showing the proposed grading and mounding of land areas, including the levels and contours to be formed. (c) The relationship of the proposed mounding to the existing vegetation and neighbouring residential properties.
  - Consideration of the creation of ecological corridors through the site and linkages to the wider landscape surrounding the proposed development.
  - The demonstration of a neutral/positive impact on the landscape, with the built form typically being secondary to the landscape character.
  - Additional information on natural play areas.
  - Additional cross section drawings through and to open space areas. The dimensions of a level kickabout area shall be clearly shown on the landscaping/site layout plan.
  - Clarification in relation to any steps on paths and how this may affect accessibility.
  - Additional information on hedgerow management: Tree/Hedgerow Impact and Protection Plan. The length of hedgerow in m proposed for removal shall be confirmed and shown on 1:500 plan.
  - Details of the proposed boundary treatment for the entirety of the site to include proposed materials, heights and planting where applicable. Proposals for the retention of the stone wall shall be fully detailed.
- 20a. A Sunlight and Daylight Access Analysis indicating compliance with the BRE guidelines, BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', having regard to the worst-case scenario for the ground floor apartments inter alia, rooms with no direct sunlight or limited access to sunlight.
- 21a. A Daylight, Sunlight and Overshadowing (DSO) analysis to assess the impact of the proposed development on the amenity areas of neighbouring residential properties where applicable.
- 22a. A statement on how the development has considered climate resilience from design to implementation stages.

23a. A Scheme Sustainability Statement (Objective 5.16 and Chapter 11 of the Plan) demonstrating how the proposal positively responds to the impact of climate change through mitigation and adaption measures. It should be noted that as per Paragraph 11.273 of the Plan *'As part of the Scheme Sustainability Statement, applicants will be required to demonstrate how these considerations were explored and taken forward through the evolution of the development proposal and where they have not been taken forward, reasons are given as to why the measures were not technically feasible or viable. The level of information and commitments within the Statement should be proportionate to the scale and complexity of the development proposal.'*

24 a. Revised plans/drawings showing the provision of cycle parking facilities, the quantity which shall be in line with the standards set out in SPPR 4 of the Compact Settlement Guidelines, 2024.

25 a. A 1:500 site plan shall clearly annotate the unusable areas within the site and the confirm the ha of net and gross site areas calculated therein. A site area shall be confirmed which does not include the area of site allocated to the replacement/detached house.

26 a. The individual blocks shall be annotated (A,B,C etc) on the planning drawings.

27 a. Updated screening for Appropriate Assessment Report incorporating any changes made in response to this Opinion.

In accordance with Article 22 (2A)(b) of the Planning and Development Regulations (as amended), the applicant shall include as part of a full LRD Application, a statement of response to the issues set out in this opinion.

**PLEASE NOTE:**

Under sections 32E and 247(3) of the Planning and Development Act 2000 (as amended), neither the carrying out of pre-application consultations nor the taking place of an LRD meeting and the provision of an LRD opinion (where applicable) shall prejudice the performance of the planning authority of its functions under this Act or any Regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.