

**PLANNER'S REPORT**

**Ref: TP 17/37279**

**Cork City Council**  
 Development Management  
 Strategic Planning and  
 Economic Development

<b>Permission type</b>	Permission
<b>Description</b>	permission for development at the former Good Shepherd Convent site, Convent Avenue and Buckston Hill, Sunday's Well Cork (3.16 ha). The proposed development will consist of the partial demolition, redevelopment and extension of the existing former Good Shepherd Convent, Orphanage and Magdalene home buildings, and the demolition of all ancillary sheds and structures to facilitate a residential development of 234no. apartments. The proposed development will consist of works to the former Good Shepherd Convent, Orphanage, and Magdalene Home buildings, and former Gate Lodge protected structures (PS721) as well as works within the curtilage of these protected structures. The proposed development also consists of works to the exterior of structures which are located within the proposed Sunday's Well Architectural Conservation Area (ACA)
<b>Applicant</b>	Moneda Developments Limited
<b>Location</b>	The Former Good Shepherd Convent site Convent Avenue And Buckston Hill Sunday's Well Cork
<b>Recommendation</b>	Grant Application

**1. Background**

This report should be read in conjunction with the

- The Senior Executive Planners Report dated 7/4/2017, recommending Refusal of Permission
- The Senior Planners Report dated 10/4/ 2017, recommending Further Information

I refer to the direction of the Senior Planner to report on the Further Information requested by him on 10/4/2017.

**2. Referral Reports and Submissions**

**a) Internal Reports**

Transport and Mobility	Recommend a grant of permission subject to conditions.
Road Design	Recommend a grant of permission subject to conditions.
Conservation	Recommend a grant of permission subject to conditions.
Archaeology	Recommend a grant of permission subject to conditions
Drainage (Supplementary)	Recommend a grant of permission subject to an additional condition.

**b) Third Party Submissions**

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67 no. additional third party submissions have been received in relation to the further information submission of 19/10/2017.

Issues raised include many of those raised under the original proposal. The issues raised were considered in the assessment of this application and include those set out below (this is not intended to be an exhaustive list of the issues raised and considered, but a summary of the issues raised – for full details refer to the actual submissions on file):

- Inadequate responses to items of further information requested
- Traffic
  - Traffic congestion
  - Lack of cycle lanes / limitations of roads infrastructure
  - Pedestrian safety generally
  - Lack of public bus services
  - Insufficient Parking
  - Access for emergency vehicles
- Construction Issues
  - Impacts of Construction Phase in terms of traffic, noise
  - Air, light and noise pollution
  - Need for Completion Bond / Construction Bond / Post Construction Insurance
- Visual / Design Issues
  - Development not sensitive to Protected Structures on site or designation of the area as an Architectural Conservation Area
  - Inappropriate design and finishes, particularly having regard to designations above
  - Impact on views of the site
  - Visual Impact Statement incomplete / misleading
- Scale / Density
  - Excessive density of development
  - Excessive height, scale and mass of development
  - Overbearing nature of the development / overshadowing / overlooking of adjoining property, particularly to the north, south and east / lack of appropriate screening
  - Requirement for an Overshadowing Survey
- Housing Tenure
  - Housing Mix does not accord with the City Development Plan Standards
  - Likely anti-social issues because of housing mix and lack of family units
  - All social housing units in one block (A1)
- Open space / Amenity / Landscape Issues
  - Insufficient open space
  - Lack of recreational facilities
  - Detrimental impact on the landscape and wildlife of the site / Studies submitted flawed
  -
- Archaeology / Historical Sensitivities

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- Need for a comprehensive Archaeological Survey of the site, including marked and unmarked graves
  - Treatment and access to existing graveyards on site, including Magdalene Graveyard (located outside the site boundary)
  - The sensitive history of the site needs to be addressed in a meaningful way
  - Memorial Garden to Magdalene Women and Children
- Impact of development on vulnerable aquifers on site / need for a complete Geological Assessment / flooding issues
  - Impact on boundary walls
  - Impact on drainage and water supply
  - Fire Safety and water supply
  - Community planning
  - Alternative uses possible for the site, eg. elderly housing, recreational use / a civic use
  - Impact on tourism facilities (Cork City Gaol)
  - 1% arts scheme should be conditioned
  - Reference to student housing in the EIS
  - Oral Hearing is requested

### 3. Assessment of Further Information Submission.

#### Item 1 Transport and Mobility Issues / Scale of Development

- I. The submission of revised details showing reduced densities and a better mix of units such that the resultant development is more attractive to homeowners rather than multi occupancy renters as this could result in a reduction in the level of car movements associated with the development at peak times;*
- II. The current assessment is based on the development having 210 car parking spaces and Sunday's Well Road/Lee Road/Thomas Davis Bridge junction operating as a signalised junction. The scenarios were modelled using LinSig computer modelling software. The remaining 5 junctions were assessed as priority junctions using the PICADY computer programme. It is unclear as to whether the proximity of the junctions to each other has been taken into account in the assessment or whether the assessment assumes that the priority junctions are unrelated with free flow traffic conditions upstream and downstream of the junctions themselves, which is not the case. Please submit a realistic traffic model and all its assumptions which link the priority junctions and show the impact of the junctions on each other at peak times. The submission of sensitivity test results for the traffic modelling work based on an assessment of the 85<sup>th</sup> percentile for the trip generation should also be included.*
- III. The submission of revised details showing safe walking routes to/from the development from the nearby trip attractors such as Apple, UCC, Sundays Well Boys & Girls Primary School, City Centre, Fitzgerald's Park, etc.*

- IV. *The submission of the version of TRICS database being used as well as the details of the developments being used to form the trip generation information, i.e. do they have similar public transport, pedestrian and topography issues.*

The applicants have responded by advising that the overall density is proposed to be reduced from 234 no. units as originally lodged to 202 no. units. This represents a reduction from the original density of 74 units / hectare to 64 units / hectare.

In addition, the unit mix has been revised to include 41no. 1 bed units (20%); 94no. 2-bed units (47%); and 67no. 3/3+ units (33%), significantly increasing the potential for more family living/homeownership on the site.

The proposed development includes a mix of apartments and houses (3-storey), the latter provided in Blocks B2 and B5 on the southern portion of the site.

The Executive Engineer, Transport and Mobility Section, has recommended a Grant of Permission subject to certain conditions.

She has advised that the revised Chapter 8 of the EIAR was adequate to undertake an assessment of the application.

She states that the submissions on the file have been noted.

The following points are noted in her report:

- Many of the submissions refer to the inadequacy of the traffic modelling aspect of the submission. Traffic modelling is not an exact science. It is simply a tool that is used to help make a decision. The decision also has to factor in long term strategies and policies of the City Council that seek to enable communities as well as support a thriving economy.
- The proposed reduction in the overall density of the development as well as the revision to the unit mix to significantly increase the potential for more family/ home ownership on the site is welcomed.
- The applicant has acknowledged the road safety concerns associated with the use of Buxton Hill and has removed this pedestrian access.
- It is acknowledged that there is existing congestion in the area and in particular during peak travel times but this will continue to increase with the predicted growth in background traffic, with or without the development.
- An increased population in the Sunday's Well area will add vibrancy, as well as support the viability of an improved public transport offer for the area.
- Significant proposals have been put forward to upgrade the pedestrian environment in order to create convenient and attractive walking conditions. These proposals will impact positively on the setting up of sustainable travel habits for the area as a whole and not just for the proposed development.

Item 2      Road Design

- I. *Submit details of the vehicular access, designed in accordance with the principles set out in DMURS. The drawings should show that sight distances of a minimum of 45m in both directions, at a set-back of 2.4m from the road edge are available and not obstructed by walls, pillars, poles, vegetation etc. The Drawings should also show details of any changes (build-outs) to the public footpath that may be required to achieve the above.*
- II. *Clarify that a pedestrian access is proposed onto Buxton Hill and provide detailed drawings of same. It is noted that the Transportation Section has indicated that no pedestrian entrance should be provided at this location.*
- III. *Submit revised drawings of the internal road layout showing minimum road widths of 5.5m and minimum footpath widths of 1.8m.*
- IV. *Confirm that the development will be managed by a management company and that the roads, open spaces and other services will not be taken in charge in the future by Cork City Council.*
- V. *Show sizes of parking bays and show that 5% of the parking spaces provided is set aside for disabled parking. Parking bay widths for disabled persons will be a minimum of 3m wide and 4.75m long.*

The Roads (Planning) Engineer has reported on the submission and comments as follows:

- I. **Vehicular Access (DMURS)**  
The revised drawings submitted show sightlines of 45m in both directions at the vehicular entrance to the proposed development. Junction improvements on Convent Road and widening of the existing entrance are proposed and have been designed in accordance the design principles set out in DMURS. Build-outs to the existing footpath and a raised table have been included as a means of improving the junction layout.
- II. **Pedestrian Access at Buxton Hill**  
The pedestrian access at Buxton hill has been omitted as per the requirements of the Transport & Mobility
- III. **Internal Road Layout**  
Within the site the existing main avenue cannot be widened due to the presence of adjacent trees and therefore it is proposed that this will operate as a shared surface. Alternative walking routes have been provided both with and without steps which will cater for mobility impaired pedestrians. Raised tables are proposed at all internal junctions which will provide for pedestrian priority within the development. The Roads Engineer indicates that she is satisfied that improvements proposed to the internal layout have been designed in accordance with DMURS.
- IV. **Management Company**  
*The Roads Engineer states that 'clarification has not been provided on the issue of taking in charge of the development. It is assumed that given the nature of the proposed development (apartments) a management company will be put in place and as such the appropriate*

*conditions relating to management companies and bond will apply*'. I note that the applicants have actually responded by stating that the proposed development will in fact be managed by a Management Company and will not be taken in charge in the future by Cork City Council

V. Disabled Parking Bays

The applicant has not shown the location or sizes of disabled parking bays. This item can be dealt with by condition should permission be granted.

**Item 3**      **Design/Layout**

- I. **Blocks A1, A2 and A4:** *The Planning Authority is concerned regarding the visual impact of Blocks A1, A2 and A4 in the context of ridge heights of the pitched roofs of the retained buildings. Please address this point including the lowering of the height of Blocks A1, A2 and A4 by one floor.*

I am satisfied with the proposal to set back the top floor of Building A1. The Conservation Officer has advised that the proposed development will have minimal impact on the City Gaol. There is also a significant embankment and mature vegetation to the rear which will screen the building to the rear. I am of the opinion that the setback of the top floor (Floor 5) does assist in improving the setting and visual relationship of Building A1 with the adjacent Home Building (A2).

The height of Blocks A2 and A4 have been lowered by one floor as requested. I am of the opinion that the visual integration between the proposed new blocks and the retained Protected Structures, ie. the Home Building (A2) and the Orphanage Building (A4) is improved with these alterations.

As part of the revised Visual Impact Assessment, additional views have been submitted from 2 no. rear gardens in Blarney Street which clearly show the relationship of Blocks A2 – A5 with properties in Blarney Street. The blocks will be prominent in views from the houses, given the sloping topography of the gardens and the views overlooking the site.

The houses however have long back gardens, which range from c. 40 – 60 metres in length. The majority of accommodation in the rear sections of Blocks A2 and A4 is used for bedroom or circulation use. The use of partial opaque screening in these locations is considered acceptable and will considerably reduce the sense of overlooking of adjacent gardens to the north.

Having considered the additional views from Blarney Street and re-considered the details of Building A3, I am of the opinion that this section of the building would benefit in a reduction in height by one storey to the rear. There is living accommodation fronting onto the north elevation, with associated balconies adjacent on the side elevation. I am not convinced that the use of opaque screening will be as successful serving living areas and I am of the opinion that there would be a more comfortable relationship with properties to the north if the building was reduced in height by one storey in the rear section. This would involve the omission of apt no.'s 25, 26, and 27.

Generally it is considered that given the long gardens associated with the properties on Blarney Street and hence the considerable set back of the houses from the site boundary, that the extent of overlooking is within the acceptable norm for a suburban location.

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- II. **Blocks B1-B5:** *It is considered that the proposed apartment blocks in the lower section of the site and located close to the south and east boundaries of the site are problematic in terms of impact on the amenity of neighbouring houses and, by virtue of their size and bulk, in terms of the existing architectural character of areas immediately adjacent on Buxton Hill and the north side of Sunday's Well Road.*

*It is considered that given the negative impact on adjacent property and the problematic setting of Blocks B2, 3, 4 and 5, and the transport constraints (identified above) the strategy for this part of the site should be revised, replacing the apartment blocks with own-door houses with gardens, thereby contributing to the integration of the site with the family-type housing of Buxton Hill and Sunday's Well.*

*The extent of hard-landscaped surface car parking in this area should be reduced.*

The applicant has amended proposed Blocks B2 and B5 to 3 storey terraced houses with the top storey set back. This amendment is a welcome addition to the scheme in terms of lessening the visual impact on adjoining properties to the south and also improving the housing mix with the provision of terraced houses in place of apartments.

Block 5 is positioned 13.6 metres back from the southern property boundary. I am of the opinion that the impact on adjoining properties to the south is considerably lessened and that there will be a more comfortable relationship between the proposed houses and existing properties to the south.

I am of the opinion however that the setback of Block 2 at c. 8-9 metres will result in an uncomfortable relationship with the adjoining residential property to the south and that Block B2 should be re-positioned approx. 5 metres further north, to facilitate a better setback from the southern boundary and ensure a more acceptable impact on this existing property.

Blocks B3 and B4 have been redesigned as 3 storeys with undercroft parking and comprise 3 bed duplex units over 1 bed apartments. These blocks are considered acceptable.

The extent of surface parking has been reduced and rationalised as was requested and is considered acceptable.

I had indicated in my previous report that Block B1 would benefit from being lowered by one storey. This was not included in the FI request. The FI Request did include a request for an updated Visual Assessment which requested a winter view (a view without tree foliage) from Buxton Hill. This has not been submitted. Having re-considered Block B1 in detail both in the context of the revised site layout for the lower section of the site, the submitted Visual Impact Assessment and having also considered the third party submissions in relation to the impact of this Block, I am of the opinion that Block 1 it will sit uncomfortably within the development and constitutes overdevelopment of this part of the site. The positioning of Block 1, means that there is minimal space for landscaping between Block A5, Block B1 and B5. Its positioning also results in Block B2 being positioned too close to the southern boundary of the site.

The site is designated as an Area of High Landscape Value (AHLV). I am of the opinion that the extent of proposed building in this section of the site will impact negatively on the overall landscape character of

the site and the character of Buxton Hill. In this regard, I am of the opinion that Block B1 should be omitted and that this area of the site should be re-configured and additional landscaping provided.

The response to the FI, proposed an overall reduction in the number of apartments proposed in the southern section of the site, from 87 no. apartments as originally proposed to 48no. apartments and 20 no. houses, ie. 68 no. units in total.

The effect of the proposed changes advised herein would be to reduce the number of units in the southern section of the site to 20 no. houses, 14 no. duplexes and 14 no. 1 bed units, ie. 48 no. units in total.

#### **Item 4**                    **Materials**

*The applicant is requested to reconsider the self-colour render finish to the northern elevations of Blocks A1-A5 and to the elevations of Blocks B1-B5. The Planning Authority has concerns in relation to the visual impact of this finish on views towards the site and in terms of long term weathering.*

As there appear to be some inaccuracies in the response of the Planning Agent on this matter, I will base my response to the issue of materials solely on the response contained in the Amended Architects Design Statement and amended drawings, submitted by way of additional information.

The proposed material finish of self coloured render to the northern elevations of new Buildings Blocks A1 – A5 has been revised to incorporate a brick finish consistent with the buildings other elevations. I am satisfied that Blocks A1 – A5 will have a finish that will respond better to weathering over time, particularly when viewed from properties in Blarney Street.

The proposed finish of self coloured render to the northern / eastern and western elevations of new Blocks B1, B3 and B4 has also been revised to incorporate a brick finish consistent with the buildings other elevations.

I am satisfied that the brick finish to Blocks B3 and B4 will respond better to weathering over time and that it will also improve the visual integration of these Blocks with the Protected Structures on site. I am of the opinion that this is evident in the revised Visual Impact Assessment.

Having consulted the Conservation Officer on the finish to the southern elevation of Blocks B3 and B4, it is considered that the proposed finishes are acceptable.

I am satisfied that the proposed material of self coloured render is acceptable as an external finish for the houses in the southern section of the site, ie. Blocks B2 and B5.

A Condition requiring details of all external finishes, including samples, to be submitted for the written agreement of the Planning Authority will be attached to any grant of planning permission.

#### **Item 5**                    **Roof Treatment**

- ***Blocks B1-B5: Being located lower down the site, the flat roofs will be visible from upper levels of the buildings above. It is important therefore that the roof arrangement and finish be designed to be seen from above.***



- **Blocks A1-A5:** Consideration should be given to the provision of a green sedum roof to Blocks A1, the extended portions of Blocks A2-A4 and Block A5. Please submit revised proposals to address these points.

The applicants have proposed green roofs on Buildings B1, B3 and B4 and over the roof/lower roof portions of Buildings A1 to A5 as recommended. This response is considered acceptable.

**Item No. 6 Section Details**

- The Sections submitted are incomplete and inaccurate in a few instances. The long A1 sections are titled 1:200, where they should actually be 1:500.
- Adjoining properties on the site boundaries should be detailed in all long sections and dimensions should be indicated, similar to the site plan.

Amended section details with correct scales been submitted.

Adjoining properties have been detailed in the site sections.

Relevant dimensions as per the site plan have not been included in the sections as requested. While this is not ideal from an assessment perspective, it has been possible to assess the drawings using dimensions included in the site plan drawings.

**Item No. 7 Updated Visual Impact Assessment**

The applicant has submitted a number of additional views. The views are however not winter views as requested.

- The view from Buxton Hill with tree cover does not in my opinion provide an accurate impression of the likely impact of the development when viewed from Buxton Hill.
- The view from the southern Section of Buxton Hill does not provide much additional information regarding the impact at this location.
- The long distance views from the viewing area at the Aula Maxima, UCC and City End of Mardyke Walk give some additional information on the likely impact of the development in long term views.
- The views looking south from the Convent give additional information on the likely impact of proposed Blocks B3 and B4 within the development.
- The views from the rear gardens on Blarney Street give sufficient information on the likely impact of the development on properties in Blarney Street.

While I note that the additional views are not as comprehensive as was requested, the comparative sectional and elevational details combined with the Visual Impact Assessment has been sufficient to facilitate the assessment of the development and its impacts on both near and distant views.

**Item No. 8 Archaeological Issues**

- I. *Research on the records of residents of the Institution, numbers of recorded deaths and recorded burials including an assessment of the likely occurrence of undocumented burials of children in the context of evidence from comparable institutions in Ireland.*
- II. *Detailed mitigation measures to identify possible undocumented burial places and graves. A geophysical survey and test trenches of all anomalies identified in the geophysical survey is required. The testing should be conducted by a team with appropriate expertise in the matter of identifying burials. A detailed method statement for this research should be submitted to the Planning Authority and should also accompany a licence application to the DAHRRGA and the National Museum of Ireland.*
- III. *The significance of the Magdalene or 'penitents' graveyard, while not within the boundary of the current proposal cannot be discounted. Please submit revised proposals to develop and enhance the Magdalene Burial Ground as part of the overall development of the site. This should include a revision to the rear walkway giving access to the western graveyard to include universal access from the vicinity of the Bakehouse. Dedicated visitor car parking should be provided.*

The City Archaeologist has advised that she has read the revised Chapter 12 of the EIAR, relating to Archaeology and considers the assessment adequate and therefore acceptable.

In her opinion, Part (I) of the FI Request has not been fully addressed in the archaeological report, however this is considered acceptable under circumstances outlined in her report. A condition requiring submission of this research as part of the final report on Archaeological Investigations is attached.

In her opinion the combined geophysical survey and archaeological testing at the site is adequate to address Part (II) of the FI Request. However, it should be stated that *absence of evidence* cannot be taken as complete *evidence of absence* for the presence or absence of undocumented burials on the site. Until such time that a subsequent archaeological mitigation programme is completed this possibility cannot be discounted.

Part (III) of the FI Request has been satisfied in that the developer has provided plans for the enhancement of the Nun's graveyard and walkway to the Magdalene Cemetery. In addition, plans for the provision of dedicated visitor car parking have been supplied. However, as the Magdalene Cemetery is not in the control of the applicant they cannot provide plans for enhancement of same.

It is noted that the City Council Parks Landscape and Cemeteries Division have confirmed that the City Council (as owners of the Magdalene Graveyard) will explore options to develop and enhance the burial ground and acknowledge the applicant's commitment to facilitate the owner of the burial ground to access, manage and maintain the burial ground (see attached e-mail correspondence) from the Parks Superintendent.)

It is important to stress that in the event of a grant of planning permission for this proposed development a further comprehensive programme of archaeological mitigation measures is advised which should resolve outstanding issues and allay existing concerns regarding some of the sensitivities (presence or absence of undocumented burials) associated with the re-development of this site.

#### **Item No 9      Calculation of Development Contributions**

- *The applicant is requested to submit a revised schedule of floor areas which shows gross internal floor area for each floor including basement parking and circulation areas.*

A revised schedule of floor areas, including gross internal floor area for each building and including basement parking and circulation areas has been provided. I note that the floor areas and development contributions have been amended to reflect the omission of units required in Condition no.'s 2 and 3.

**Item No 10 EIS**

- *The EIS should be updated to take account of revisions required by this further information request.*

A revised EIAR has been submitted.

The Transportation and Mobility Engineer and the A/City Archaeologist have advised respectively that Revised Chapter 8 and 12 of the EIAR were adequate to assess the proposed development.

**Additional Matters**

Having regard to the extent of third party concerns regarding surface water run-off and general hydro-geological issues, the Drainage Engineer has done a supplementary report on the hydro-geological conditions pertaining to the site. A condition in relation to this issue has been attached.

**4. Conclusions and Recommendations**

In overall terms the redevelopment of the Good Shepherd Convent is to be welcomed.

- The site is zoned Residential Community and Local Services and a residential development is an acceptable use in principle on the site.
- The existing Protected Structures in the northern section of the site are in very poor condition and their retention and re-use is to be welcomed.
- The proposals to extend the Protected Structures to the rear forming a series of connected courtyards and to book-end the Protected Structures at either end by two stand alone buildings is supported.
- The treatment of the area of land zoned Landscape Preservation Zone, ie. its retention and enhancement as a landscaped area in the context of a long term tree maintenance programme and the reinstatement of other landscape features is considered positive.
- I note that both the Roads Design Engineer and the Transportation and Mobility Engineer have recommended a grant of permission subject to conditions.
- In addition the Conservation Officer and A/ City Archaeologist have recommended a grant of permission subject to conditions.
- Having fully reconsidered the impact of Block B1 in the context of the revised layout and design for the south-eastern section of the site, I have recommended the omission of this Block (ie, the omission of 20 no. 2 bed apartments). I have also recommended the omission of Level 4 of of Block A3 (ie. the omission of 3 no. apartments). The impact of these changes is that permission is recommended for 179 no. units in total.
- Taking account of the recommended changes above, the housing mix is now
  - 40 no. 1 bed units 22%
  - 73 no. 2 bed units 41%

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- 66 no 3 bed units 37%

This housing mix is considered a significant improvement on that originally proposed.

**RECOMMENDATION**

In view of the above it is recommended that permission be GRANTED for the reasons and considerations given in the First Schedule and subject to the conditions as contained in the Second Schedule below.

**RECOMMENDATION:** Grant Application



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Lucy Teehan  
Senior Executive Planner  
**Strategic Planning & Economic  
Development Directorate**

Dated: 11/12/2017

## **First Schedule**

### Reasons and Considerations

Having regard to the nature, location and context of the site and surrounding area, the policies and objectives of the Cork City Development Plan 2015-2021 and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the residential or visual amenities of the area, and is in accordance with the proper planning and sustainable development of the area.

## Second Schedule

### Conditions

#### Conditions/Reasons

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on 13/2/2017 , as amended by the revised details submitted by way of further information on 19/10/2017, except where otherwise altered or amended by conditions contained in this Schedule.	To define the scope of the permission, in the interests of proper planning and sustainable development
2	<p>The following modifications shall be carried out to the development and revised details shall be submitted for the written agreement of the Planning Authority prior to commencement of development.</p> <p>a) Block no. B2 shall be re-positioned 5 metres in a northerly direction to allow for an increased set back to the southern boundary.</p> <p>b) Block no. B1 shall be omitted. Revised details shall be submitted for this area of the site, to provide for a re-configured and mainly landscaped area.</p>	In the interest of the visual and residential amenities of the area and the protection of the landscape character of the site, which is a designated Area of High Landscape Value.
3	The units located within Level 4 of the Convent Building, Building A3 shall be omitted, ie. Units 25, 26 and 27 (indicated on Drawing no 16030_A3_A10-01 Rev B) received by way of Further Information on 19/10/2017.	In the interest of the protection of the residential amenity of adjoining property to the north of the site.
4	The proposed development shall provide a total of 179 no. dwelling units.	In the interest of clarity.
5	Specifications, method statements and schedules of works to the existing retained structures shall be prepared by an experienced registered architect	In the interests of the protection of the architectural heritage of the area.

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	qualified to at least RIAI conservation grade I, who shall certify upon completion that the works have been carried out in accordance with good conservation practice.	
6	All external finishes shall be strictly as per the submitted drawings and Architect Design Statement, submitted by way of further information on 19/10/2017. Prior to commencement of development a full schedule of external finishes, together with samples shall be submitted for the written agreement of the Planning Authority.	In the interests of visual amenity and in the interests of the protection of the architectural heritage of the area.
7	Prior to commencement of development a detailed schedule for all external hard landscape finishes, including samples shall be submitted for the written agreement of the Planning Authority.	In the interests of visual amenity and in the interests of the protection of the architectural heritage of the area.
8	<p>a) Prior to commencement of development, a revised Landscape Masterplan to take account of the omission of Block B1 shall be submitted for the written agreement of the Planning Authority.</p> <p>b) All landscaping shall be undertaken strictly in accordance with the revised Landscape Masterplan.</p> <p>c) A timetable / programme for the implementation of all landscaping and planting shall be submitted for the written agreement of the Planning Authority prior to commencement of development.</p>	In the interests of visual amenity.
9	The opaque treatment indicated to windows on the northern elevation of Buildings A1 - A5 shall be designed as an integral and permanent design feature to the windows.	In the interests of the protection of the residential amenity of adjoining properties.
10	(a) Prior to commencement of development the developer shall retain the services of a suitably qualified archaeologist (licensed under the National Monuments Act 1930-2004) at his expense to advise regarding the archaeological implications of the	To ensure that elements of archaeological, architectural and other cultural significance are identified, retained and interpreted wherever possible and the knowledge placed in the public domain

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	<p>development site. Notification of these arrangements shall be submitted to and agreed with the Planning Authority and relevant statutory authorities prior to commencement of any development. Construction work shall not proceed until the following have been carried out to the satisfaction of the Planning Authority:</p> <p>(b) The developer shall employ the archaeologist to test those portions of the site which were not previously available or suitable for testing in prior archaeological phases of work. Facilities such as may be required shall be available to the archaeologist for this purpose. The services of a suitably qualified osteoarchaeologist shall be retained to assist with this programme of works.</p> <p>(c) The archaeologist shall submit a report to the Planning Authority outlining the results of the investigation and their reports on any archaeological or other significant finds.</p> <p>(d) If, in the opinion of the Planning Authority, significant archaeological remains are uncovered, and in so far as these remains are subject to disturbance by foundations for pilecaps, walls, floors, drainage, etc., then archaeological preservation of the site(either in-situ or by record) will be required.</p> <p>(e) If any evidence for previously undocumented burials is uncovered, all work on the site shall cease until such time as an appropriate mitigating strategy is devised in consultation with relevant statutory authorities including National Monuments Service and The National Museum of Ireland.</p> <p>(f) Provision for reporting the results of such investigations for the benefit of the public has been agreed with the Planning Authority.</p>	
11	(a) Following the completion of archaeological testing works outlined above, the developer shall retain the	To ensure that elements of archaeological, architectural and other cultural significance are identified,



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	<p>services of a suitably qualified Archaeologist, (licensed under the National Monuments Act 1930-2004) at his expense to monitor all ground works at the site. Notifications of these arrangements shall be submitted to and agreed with the Planning Authority prior to commencement of any development.</p> <p>(b) The excavation of all foundations, pile caps, walls and floors below present ground level shall be supervised / monitored by the archaeologist. Facilities that maybe required shall be made available to the archaeologist for this purpose.</p> <p>(c) The Planning Authority shall be notified of the commencement of the development in writing.</p> <p>(d) The archaeologist shall submit a report to the Planning Authority outlining the results of the investigation and a report on any archaeological or other significant finds.</p>	<p>retained and interpreted wherever possible and the knowledge placed in the public domain</p>
12	<p>In consultation with the City Archaeologist, parameters will be designed to allow for satisfactory level of research into the records of residents of the Institution. The results of the research is to be presented as part of a final report on completion of all other archaeological works on this site, and in accordance with the terms and conditions of the granting of an archaeological licence.</p>	<p>To ensure that elements of archaeological, architectural and other cultural significance are identified, retained and interpreted wherever possible and the knowledge placed in the public domain</p>
13	<p>Prior to commencement of development, the applicant shall submit proposals for the written agreement of the Planning Authority, for the interpretation and memorialisation of the site, to be housed in the former Bakehouse, in consultation with relevant representative groups associated with the history of the Good Shepherd Convent.</p>	<p>To conserve the cultural heritage of the site.</p>
14	<p>Prior to commencement of site works the building shall be surveyed to ensure that there is no active nest or roosting site within the buildings.</p>	<p>In the interest of protecting and conserving birds on the site.</p>

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	<p>A barn owl box shall be provided within the site prior to the commencement of works.</p> <p>In addition 6 swift boxes shall also be provided within the site.</p>	
15	<p>a) The conditions of the bat derogation licence shall be implemented under the supervision of a suitably qualified ecologist. This shall include removal of roofs and other potential roosting habitat within the area where bats were located shall take place outside the bat breeding season. Once scaffolding or other lifting equipment is in place and endoscope survey will be carried out to more accurately assess usage. Roosting sites and crevices can then be blocked off with bubble wrap or similar to prevent bats from re-entering. Nets may also be required for larger areas</p> <p>b) Maternity bat boxes will be erected prior to commencement of works on the building. This will take place under ecological supervision and taking into account of the short term and long term requirements of the bat population on the site</p> <p>c) Ongoing bat surveys will be undertaken to ensure bats do not return to the main structure during the works period. If they are detected then NPWS shall be contacted</p> <p>d) External lighting should be kept to a minimum at locations where it is likely to disturb bats</p> <p>e) Any sections of stone wall to be removed should be searched using an endoscope for bats</p>	In the interest of protecting and conserving the birds on the site.
16	<p>All mitigation measures as outlined in section 7.8 of the EIS shall be carried out in full particularly with respect to tree protection, tree care plan and replanting programme.</p>	In the interest of protecting and conserving the trees on the site
17	<p>Tree felling or scrub clearance should not take place during the breeding season April – July to avoid disturbing</p>	To protect and conserve the birds on the site.

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	breeding birds	
18	A Management Plan for the control of alien invasive species shall be devised and implemented	To prevent the spread of alien species
19	<p>The total parking supply on the site shall not exceed the maximum parking standards for Zone 3 as set out in the City Development Plan 2015-2021. The following shall apply:</p> <p>a) The provision of a maximum of 206 car parking spaces inclusive of 11 disabled parking spaces for the full development.</p> <p>b) The provision of a minimum of 179 high quality covered cycling parking facilities</p> <p>c) Adequate space shall be allocated to cater for the charging of Electric Vehicles (EV's) on the proposed site, as provided by ESB ecars, in line with National Guidelines. The provision of Charge Points in the parking area shall cater for up to 10% of spaces being allocated for Electric Vehicles and shall be designed by the developer whereby all costs associated shall be at the developers expense.</p>	In the interest of traffic safety.
20	<p>The targets and measures in the Mobility Management Plan (MMP) shall be agreed with the Planning Authority prior to first occupation of the proposed development.</p> <p>The MMP for the development shall be updated with actual figures in respect of traffic volumes, modal shift and any other agreed parameters on an annual basis. Any actions arising out of the plan shall be implemented in the following year. The Mobility Management Plan shall be continually monitored by the mobility manager and a revised plan submitted for agreement to Cork City Council on an annual basis for as long as seen beneficial by the roads authority.</p>	In the interest of traffic safety.

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21	A Construction Traffic Management Plan for the proposed development including dedicated haulage routes, a protocol to be followed by HGV drivers and allowable operational times for the HGV's on the city's road network shall be agreed with Cork City Council and An Garda Síochána before works commences on site.	In the interest of traffic safety.
22	All public lighting requirements associated with the proposed development shall be agreed with the Planning Authority prior to commencement of development. These works are to be undertaken and paid for by the applicant.	In the interest of traffic safety.
23	All external lighting requirements associated with the proposed development including lighting associated with the construction stage shall be designed collectively with any existing lighting (including public lighting) requirements. The external lighting requirements shall also optimise energy efficiency, incorporate glare control and be agreed with the Planning Authority prior to commencement of development. The works are to be undertaken and paid for by the applicant.	In the interests of traffic safety.
24	Drainage layouts and details shall be in accordance with Drainage Layouts, drawings, details and calculations submitted as part of Planning Submission and as modified by Further Information, subject to drainage conditions	In the interest of public health.
25	All drainage shall be separated throughout. All paved and roofed areas shall discharge to the storm drainage system. All toilets, urinals, wash hand basins, sinks, showers, baths, dishwashers and washing machines shall discharge to the foul drainage system;	In the interest of public health.
26	Drainage to be on separate systems connected at last manhole within development.	In the interest of public health.
27	Where existing drain connections are to be retained, a CCTV survey shall be	In the interest of public health.

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	<p>carried out of all existing foul and storm drain connections from the development as far as the public sewers and results submitted to the Planning Authority, prior to commencement of development. Where necessary, remedial works shall be carried out, the scope of these works will be determined by the Planning Authority.</p>	
28	<p>Where existing connections to the public sewerage are to become redundant the public sewerage shall be made good. Any Redundant drains shall be sealed and blocked off at site boundary. Proposals in this respect shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.</p>	<p>In the interest of public health.</p>
29	<p>All drainage constructed to facilitate the proposed development shall not be taken in charge by the Planning Authority. This development discharges to a private common drain in a private apartment complex prior to discharge to the public sewer. The operation and maintenance of the drainage system shall be the responsibility of a suitably qualified and experienced management company. Full details shall be submitted to and agreed with the Planning Authority for the maintenance of drainage within the development prior to commencement of development.</p>	<p>In the interest of public health.</p>
30	<p>All storm runoff and foul water from the proposed development shall discharge through a single connection only to the public combined sewer in Convent Avenue.</p>	<p>In the interest of public health.</p>
31	<p>Surface water from the site shall not run across public footpath (or road).</p>	<p>In the interest of traffic safety.</p>
32	<p>The development shall adhere to the standards set out in the document "Minimum Engineering Requirements for Residential Site Development Works" October 2010, available for download at <a href="http://www.corkcity.ie/services/strategicplanningeconomicdevelopment/guidin">http://www.corkcity.ie/services/strategicplanningeconomicdevelopment/guidin</a></p>	<p>In the interests of traffic safety.</p>

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	gyourdevelopment.	
33	All proposed vehicular and pedestrian access points shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). Exact details shall be agreed with the Planning Authority prior to commencement of development. All costs associated with this condition to be borne by the Applicant.	In the interest of traffic safety.
34	External road improvements as outlined in Drawings No TSK001-01, TSK001-02, TSK001-03, TSK001-04, TSK001-05 submitted as further information on 19th Oct 2017, shall be carried out by the applicant at the applicant's expense. Final designs, incorporating any recommendations of a Stage 1/2 Road Safety Audit, shall be submitted for agreement with Cork City Council prior to commencement of the development. These works shall be paid for in full by the applicant and shall be completed prior to occupation of the development.	To facilitate safe pedestrian and vehicular access to the proposed development.
35	A Stage 1/2 and Stage 3/4 Road Safety Audit shall be carried out on the internal road layout and external road improvement schemes. Any recommendations resulting from the audits shall be incorporated into the final scheme and shall be carried out by the developer at the developer's expense.	In the interest of traffic and pedestrian safety
36	Disabled parking spaces should be located as close as is reasonably possible to the building entrance points. Parking bay widths for disabled persons shall be a minimum of 3.0m wide by 4.75m long.	To provide disabled access
37	(a) Noise during site clearance and construction shall not exceed 65 dB (A), Leq 30minutes and the peak noise shall not exceed 75 dB (A), when measured at any point off site.  (b) Working hours during site clearance and construction shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600	In the interests of residential amenity.

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	<p>hours on Saturdays. Activities outside these hours shall require the prior approval of the Planning Authority.</p> <p>(C) Bored piling as opposed to percussive piling shall be used during site clearance and construction.</p>	
<p>38</p>	<p>a) Construction waste such as wood, metal, and cardboard, shall be segregated and submitted for recycling. Waste Gypsum shall be segregated and delivered to an appropriate facility. Hazardous construction waste such as paint, lubricants, oil, lighting, wood preservative shall be segregated and disposed of at an authorised facility.</p> <p>b) All asbestos arising from the demolition section of this development shall be disposed of in accordance with the procedures of Cork City Council.</p> <p>c) The developer shall ensure that any waste moved off site during site clearance operations or construction works is removed by authorised waste contractors only. The material shall be taken only to sites authorised by a local authority or the Environmental Protection Agency.</p> <p>(d) The developer shall consult with Cork City Council in regard to an proposed off site disposal of excavated soil or other construction waste and shall submit details of proposed disposal sites prior to commencement of construction activities. Prior to the commencement of development, the developer shall submit a construction and demolition waste management plan to the planning authority. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Development Projects" published by</p>	<p>in the interest of orderly management and disposal of waste</p>

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	the Department of the Environment, Heritage and Local Government in September 2004.	
39	<p>a) The developer shall constitute a waste management company or structure for dealing with waste arising in the development.</p> <p>b) The developer shall provide and maintain within the confines of the site, facilities for the storage of recyclable materials e.g. paper, cardboard, glass, metal. The developer shall make arrangements for the proper collection and submission for recycling of these materials.</p> <p>c) The Developer shall install an oil interceptor on the surface water system. The Developer shall operate a cleaning and maintenance regime for the interceptor. Waste from the interceptor shall be collected by an authorised contractor, and shall be disposed of at an authorised disposal facility.</p> <p>d) The developer shall provide within the curtilage of the site designated vented waste storage space of sufficient capacity to accommodate the segregated storage of municipal waste, food waste and mixed dry recyclables.</p> <p>Alternatively, a communal type storage area may be provided for larger type bins. It will be necessary in all cases to be able to present the wheeled bins at a convenient location for refuse collection. Details of waste storage and presentation shall be agreed with the Planning Authority.</p>	in the interest of orderly management and disposal of waste
40	(a) Upon commissioning of the structure, noise from activities associated with this development shall	In the interest of residential amenity.



<p>not give rise to noise levels off site exceeding 55dB(A) Leq, 15 minutes during the hours of 0800-2200 and 45dB(A) Leq, 15 minutes during the hours of 2200-0800. There shall be no audible tonal or impulsive noise. The developer shall engage the services of a noise specialist to assess compliance with this condition as required.</p> <p>(b) Any public address system provided for this development (except for emergency purposes) shall be located internally.</p> <p>(c) Any music associated with this development shall be so controlled as to be inaudible within the nearest noise sensitive receptor.</p> <p>(d) Noise from the premises shall not exceed the background levels by more than 5dB(A) during the period 0800-2200 and by more than 3 dB(A) at any other time when measured at any external position at a noise sensitive premises. The noise level shall be measured as Leq, 15 minutes</p> <p>(e) No amplification equipment shall be used in connection with the playing of live music or recorded music from the premises between the hours of midnight and 0900 hours daily.</p> <p>(f) All entrance doors in the external envelope shall be tightly fitting and self closing. All windows shall be double glazed and tightly fitting. Adequate noise attenuators shall be fitted at any openings required for ventilation or air conditioning purposes.</p> <p>(g) Prior to commencement of development the developer shall submit to the Planning Authority for agreement, full details of service plant such as lifts, pump, generators, boilers,</p>	
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	coolers, and fridges. Details shall include location and anticipated noise levels.	
41	Prior to commencement of development, the developer shall carry out an appropriate investigation / survey of the proposed development site, to identify and map any existing surface or sub-surface watercourses, springs, wells etc. within the site boundary. The developer shall propose appropriate mitigation measures for dealing with any such features identified, which are likely to be impacted by the proposed development (e.g. through construction of foundations, new utility networks etc). The developer shall submit the results of the investigation / survey, as well as any proposed mitigation measures to the Planning Authority for written approval prior to commencement of development.	In the interest of public health,
42	Prior to the development commencing the applicants shall submit to and agree in writing with the Planning Authority full details of a legally incorporated management company which shall be responsible for the future maintenance and upkeep of all services within the development site including drains, sewers, watermains, public lighting, paths, open spaces, and refuse storage areas.	To ensure the satisfactory maintenance of the site in the interest of visual and residential amenity.
43	Before the development is commenced, the developer shall lodge with the Planning Authority a bond or such other security as may be accepted by the Planning Authority, in a sum to be determined by Cork City Council to secure the provision and satisfactory completion and maintenance of sewers, drains, watermains, roads, footpath, communal waste storage, public lighting required in connection with the proposed development.  The bond or security shall provide for the adjustment on a monthly basis, in accordance with the Consumer Price Index of the Central Statistics Office, of the amount of bond as approved by the	To ensure the satisfactory completion of the development.

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	City Council.	
44	<p>Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ("the GDCS scheme"):</p> <p>Class 1 - Roads, Transportation Infrastructure and Facilities</p> <p>Class 2 - Water and Drainage Infrastructure and Facilities excluding Water and Wastewater</p> <p>Class 3 - Parks, Recreation, Amenity and Community Facilities</p> <p>The present value of the contribution as determined under the GDCS made by Cork City Council on the 13th November, 2017 is €1122449.15, which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Table 5 of the GDC Scheme.</p>	<p>To comply with the General Development Contribution Scheme 2017 - 2021, which was adopted by Cork City Council on 13th November, 2017, and in the interests of the proper planning and sustainable development of the area.</p>

