

Clyda Eco Homes Ltd.,
C/o Reddy Architecture,
Douglas Business Centre,
Carrigaline Road,
Douglas,
Co.Cork.

BY REGISTERED POST

14/02/2018

Re: 17/07272

A mixed use development at the former Convent of Mercy. The proposed development will consist of Permission for 1). Demolition of existing former school buildings on Main Street, inc. former school yard walls to corner with Chapel Square, outbuildings and temporary structures within the convent grounds, along with minor demolitions to rear of convent building, 2). Construction of new town centre building on Main Street to comprise of two no. shop units at ground with 17 no. apartments over at first, second and third floor dropping to two floors over ground to Chapel Square, with parking to rear at ground floor level, 3). Renovation and conversion of former convent building into 18 number apartments to include minor alterations to rear and side facades, reconstruction of derelict former chapel wing to south onto Convent Lane whilst retaining front facade, 18 no. domestic bin stores to serve apartments in the convent building along with construction of bin store to south eastern side of the convent building. 4) Construction of 13 no. detached homes on Convent grounds, 5) Provision of new vehicular entrance and access road to detached homes and convent from The Back Rd. 6) Modified vehicular entrance at Main Street to access town centre building. 7) All associated ancillary development works including access roads drainage, parking for 54 cars, footpaths and public amenity areas.

At: The Former Convent of Mercy, Main Street, Chapel Square, Chapel Lane and The Back Rd, Pembroke, Passage West, Co. Cork

Dear Sir/Madam,

I refer to your planning application which was lodged with the Planning Authority on the 13/12/2017.

It is considered that the information submitted with the application is not yet sufficient to enable the Planning Authority to make a decision in this case. Therefore, to enable the

Planning Authority give further consideration to your application, you are requested to submit **six copies** of the following further information:-

1. Any new development proposal on site must respect its designation within Passage West Architectural Conservation Area; have regard to the visual prominence of the site and to its context relative to neighbouring existing buildings. With regard to the proposed mixed use building, further details on the fenestration/balcony arrangement and finishes of same are required. Specifically:
 - the mullions and transoms to the fenestration should be rationalised with a view to making them more uniform
 - the external stone should be returned around the corners to terminate at all wall junctions
 - the glazing system mullions should not exceed 55/60mm in thickness with opening sections and frames matching fixed section frames
 - details/samples of the stone and timber finishes to be used
 - balustrades shall be of fixed glass only with no contrasting material used
 - consideration should be given to the set back of balconies on the front elevation by 100/200mm from the front elevation plane so as to allow stone to return around the corner and to avoid any staining in the future
 - details/samples of the proposed external render system. The render system should be of good maintainable and durable quality. Proposals for the maintenance of same should be outlined as appropriate
 - details of flashing and capping
 - the protruding balconies on the rear elevation should be either omitted or alternatively inset from the main rear elevation similar to the front of the building
 - Submit sections between the proposed building and the existing dwelling to the south. Please include any sill levels of any windows on the existing house.

Please note that changes to internal floor areas should be clearly indicated on the revised floor plan drawings submitted in response.

2. With regard to the proposed individual housing element of the development some further amendments/details are required. Specifically:
 - creation of an A-gabled roof form in line with modern vernacular house typology
 - the mullions and transoms to the fenestration should be rationalised through the removal of the fan lights and an overall increased vertical emphasis in line with the overall scheme
 - an accurate depiction of the glazing system showing opening sections whereby all fixed and opening sections are the same continuous thickness. The glazing system mullions should not exceed 55/60mm in thickness. Aluminium windows and doors to be used to maintain the thickness as depicted in the images.
 - details of all balcony handrails – should reflect thin and light handrails as depicted in the 3D impression
 - revised eaves details such that there are no overhanging elements
 - details/samples of the proposed render finish

3. To enable an assessment of the potential visual impact of the proposed development and the individual dwellings in particular you are requested to submit a photomontage of the proposed development from the following visual reference points:
 - i) from F. O’Flynn Park looking west capturing the depth and breadth of the development
 - ii) from the new entrance off the Back Road looking north
 - iii) from the new entrance off the Back Road looking northeast
4. The report submitted on the Convent Buildings is considered to be generally adequate. It is however considered that sufficient information is not provided in relation to full extent of demolition/removal of internal fabric to allow for an accurate assessment of the proposed development. You are therefore advised to submit the following supporting documentation:
 - a) floor plans indicating structural elements to be demolished
 - b) plans illustrating historic fabric (doors, floors, stairs cases, fixtures, fittings etc) to be removed and correspond with a photograph and brief written description of the same.

This information should be presented in cohesive manner and easily cross-referenced.

5. You are requested to provide amended and additional details with respect to the proposed access arrangements. Specifically:
 - a) a revised site layout drawing showing improved sightlines to the north of 50m to the centre line of the road and 50m to the south to the nearside road edge at a 2m set back from the footpath edge
 - b) a revised site layout drawing which clearly indicates the location, scale and extent of the existing/proposed bus stop at this location
 - c) proposed measures (e.g. raised kerb, line markings, etc.) to ensure that no vehicles park within the visibility splay or within the bus stop at this location
 - d) amendment to the main internal road carriageway throughout to not less than 6m and the road in front of house nos. 1-7 to not less than 5.5m in width with 2m wide footpaths throughout
 - e) omission of brick paving finishing within the development and its replacement with tarmac or concrete finishing
 - f) construction details of the proposed access roads to include details of road construction materials and layer depths as well as the design of the proposed road pavement
 - g) re-location of the proposed turning area in front of dwelling no. 6 to the end of the internal roadway, provision of visitor parking and the associated reorganisation of dwellings. Please be advised that this may necessitate the removal of a dwelling to facilitate the necessary changes
 - h) a revised site layout drawing making provision for a raised pedestrian crossing opposite house nos. 8-13 to provide access to the main public open space area
 - i) a road safety audit should be carried out by a suitably qualified engineer to ascertain the correct design/priority at the junction with house nos. 3-7

- j) clarification of the gradients of the entrance road adjacent to the site entrance which should not be greater than 2% for a distance of 7m from the entrances
 - k) written confirmation from the ESB that the proposal to provide an internal room within the building to house infrastructure is acceptable in terms of accessibility. In the event confirmation is not forthcoming then alternative proposals (details, drawings, etc.) should be provided for assessment
6. The Planning Authority has some concerns about the extent and layout of parking provision proposed particularly with regard to the mixed use and convent redevelopment aspects of the proposed development. You are requested to submit the following:
- revised proposals (which may necessitate a reduced scale) having regard to car parking and cycle parking standards as set out in Appendix D of the Cork County Development Plan (2014-2020) indicated on a revised site layout drawing
 - provision for 2 no. additional on-site spaces to offset the loss of 2 no. existing roadside parking spaces as part of development / sightline works
 - proposals for the management of the parking spaces to serve the mixed use building i.e. numbering and incorporation into private management company contracts, etc.
 - detailed proposals for loading and unloading at the site including details of an on-site loading bay(s)/set down area and bins storage area(s) to serve the proposed commercial units and apartments
 - revision of disabled parking spaces such that they are readily accessible
 - an indication of the proposed use of the commercial units referring to a specific use class as per Schedule 2, Part 4 of the Planning and Development Regulations (2001, as amended)
7. A structural assessment of the boundary wall to the rear of the site shall be submitted. This shall be carried out by a suitably qualified engineer. This shall include a survey of the existing wall, details of all works to be undertaken and material specifications of the same. The report shall comment on the structural stability of the existing wall and any works/measures that should be undertaken in the event of groundworks to facilitate the new dwellings houses.
8. Revised proposals for the proposed paladin fencing on top of proposed retaining wall to the north such that it is not less than 1.8m in height.
9. Further details are required in respect of the proposed means of surface water disposal which should be designed to cater for the 1 in 100 year events including:
- a) the results of the referenced CCTV survey report carried out
 - b) revised proposals taking account of the following. SWH4 to SWMH5 appears to be very difficult to maintain and should possibly should run from house no.

6 towards house no. 2 and then towards SMWMMH 6 keeping the pipe work under the roadway. If sewers are not located on public property a 6m wayleave will be required.

- c) proposals for maintenance access to proposed storm attenuation measures
- d) detailed layout and section drawings showing how the attenuation system(s) fit in the proposed site layout (open space),

Please be advised that surface water disposal arrangements should take account of accommodate the existing spring which runs through the site.

10. Having assessed the proposed foul sewer network details submitted the Planning Authority notes that FWH07 appears to be too close to the apartment building and it may be better to have the foul drainage from House 6/FMH 3 running towards House 2/FMH1 and then following the road in terms of access/maintenance. If sewers are not located on public property, a 6m wayleave will be required. Having regard to the above, you are requested to submit revised details/drawings as appropriate.
11. Please submit an Invasive Alien Species (IAS) Management Plan to the Planning Authority by way of further information. The plan should be prepared by a competent and experienced Invasive Alien Species Specialist and should include precise prescriptions for control and management of invasive alien species within the site, including a proposed timetable for the IAS Management Plan to be implemented, which should be co-ordinated with proposed timing of works on site. The plan should provide details of proposals for safe disposal of contaminated vector soils where these will be excavated or otherwise disturbed. In the event that it is proposed to treat infestations chemically with no removal of vector soil, the site will need to be assessed and certified to be clear of Japanese Knotweed by a competent and experienced specialist in accordance with recommended best practise, before works can commence. Details of same shall be provided for in the plan.
12. A thorough Construction Management Plan should be issued which includes construction hours, construction access and construction phasing.
13. You are requested to provide clarification that the proposed bin storage is designed in accordance with *Sustainable Urban Housing: Design Standards for New Apartments (2015)*.
14. A full proposal for public lighting for the overall proposed development including design and drawings (public lighting layout) to include:
 - the location of all proposed public lights throughout the site
 - details of height, spacing and overall positioning of public lighting
 - the design and installation of new lights at the entrance to the Apartments and along the boundary of this proposed development the Main Street

- the design and installation of new lights at the entrance to the houses and along the boundary of this proposed development the Back Road
- a lighting design showing night rendering to ensure the light is contained within the boundaries and it should give an idea of the light pollution that may result from the elevation

15. Please submit proposals for the future management of the proposed apartments, commercial units and associated areas including a marked up drawing showing the extent of what will be proposed to be Taken in Charge by the Planning Authority what shall remain with a private Management Company.

You are advised to contact the Planning Authority to discuss required revisions/details in advance of formulating a formal response.

This request for further information is without prejudice to any decision the Council may take, either to refuse permission or to grant permission, with or without conditions. Please note that your application shall be declared to be withdrawn if all of the further information as required above is not submitted **within 6 months** of the date of this letter, or within such additional period, not exceeding 3 months, as may be agreed by the Planning Authority in accordance with Article 33 (3) of the Planning and Development Regulations 2001 – 2013.

Please further note that where the Planning Authority considers that the further information request has not been fully complied with and requires clarification, the 4 weeks for making a decision (or 8 weeks in the case of an application accompanied by an EIS), does not begin until this clarification has been provided and the request for further information has been fully complied with.

Further consideration of your application is deferred pending receipt of the information requested.

Any response to this letter should clearly state that it is a response to a request for further information in connection with 17/07272 and be addressed to: - **Planning Department, County Hall, Carrigrohane Road, Cork.**

Yours faithfully,



Pio Treacy
Administrative Officer