

Rowan View Developments Limited,
C/o M Byrne Architecture,
Phoenix House,
Monahan Road,
Cork.

BY REGISTERED POST

27/02/2018

Re: 17/05739

Construct 24. no apartments over 3 floors and all associated development works including access, car parking, landscaping and amenity areas, bicycle storage and service/refuse storage facilities.

At: Pembroke Woods, Pembroke, Passage West, Co. Cork

Dear Sir/Madam,

I refer to your planning application which was lodged with the Planning Authority on the **07/07/2017** as amended on **10/07/2017**.

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. Your response to item 4, does not fully address the concerns raised. There remains ambiguity over the legal ownership of the roads in addition to any securities held upon the estate. The existing estate has been subject to the developers going into receivership and so the estate still remains in a condition not satisfactory to be taken in charge by Cork County Council. Please provide further details accordingly including evidence such as deeds which clearly permits the traversing of the private roads within Pembroke Wood.
2. (a) Three additional parking spaces should be provided by setting back the footpath to the north by a minimum of 2.5m. Please note that this would also require set back of the building. These should be located so as not to impinge on sightlines.
3. (b) Please also submit a revised site layout plan which designates car parking spaces to individual apartments.
4. In terms of the design of the apartment building, it is considered that the glass panel fence around the ground floor balconies should be increased in height to 1.8m to provide privacy and security. Please submit revised proposals accordingly.

5. The response to item 7 is not acceptable. The proposal for an internal bin store room is of concern having regard to the potential for odour pollution, vermin and impact on residential amenity, the lack of cleaning facilities within the room, the management of the bin collection and the position of parking in front of the foyer which would prevent access to bins/servicing of bins from waste collection vehicles etc. In this regard you asked to submit revised proposals and have regard to sections 4.8 and 4.9 of *Sustainable Urban Housing: Design standards for New Apartments Guidelines for Planning Authorities Refuse Storage*.
6. The omission of bike store areas is not acceptable. Please submit proposals for bicycle parking with a minimum of one secure covered space per unit.
7. In terms of item 9, please ensure the proposed site layout plan and the proposed landscaping plan correspond in terms of proposals for fencing, planting etc. While you acknowledge in response to item 5 that the play area will be fenced, neither the site layout plan or landscaping plan details this fencing or is the hedging around the play area intended to act as the fence? Please clarify?
8. Your response to item 10 is noted however, clarification is required about what extents of the development would be intended to be taken in charge and what would remain in private management (of a Management Company as per the Multi Unit Developments Act 2011). For clarity, submit a marked up drawing showing the extents of what will be proposed to be TIC and what shall remain with Management Company. In addition, give details on the Developers intentions/proposals with regard to setting up a management company.
9. Your response to item 13 is not adequate. Please submit a design and drawings, to a scale of 1/500, showing lux contour levels for 1.5, 3, 5, 10, 15 and 20 lux as appropriate.

Please note that your application shall be declared to be withdrawn if all of the information required above, is not submitted within 6 months of the date of the original further information letter dated 29th August 2018 OR one month from the date of this clarification of further information letter, whichever is the later.

The Council hereby agrees to this additional period for clarification, in accordance with Article 33 of the Planning and Development Regulations 2001, as amended by Article 33(3) of the Planning and Development Regulations 2006.

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

Any response to this letter should clearly state it is a response to a request for clarification, in connection with Planning Reg. No. 17/05739, and be addressed to: Planning Department, County Hall, Carrigrohane Road, Cork.

Yours faithfully,

Pio Treacy

Pio Treacy
Administrative Officer