

Comer Group Pre Planning Meeting – Centre Park Road, Marina

Date: 30/01/2019

Time: 16.00

Venue: Cork City Hall

List of Attendees:	Organisation/Department	Abbreviation
Ann Doherty	CEO Cork City Council	AD
Pat Ledwidge	Deputy CEO & DOS Planning Department	PL
Tony Duggan	City Architect	TD
Kevin O'Connor	Senior Planner	KOC
Arthur Hickey	CCH Architects	AH
Harry Walsh	HW Planning	HW

Item	Minute	Action
1.	<p>HW thanks CCC for accommodating meeting and AH gave an overview of the Comer Group and initial draft scheme.</p> <p>HW outlined that the main purpose of the meeting was to get an update from CCC on progress on the Cork Dock LAP and the other studies so a decision could be made if an early application was feasible. In this context the following were the topics discussed;</p> <ul style="list-style-type: none"> a) Flood Risk; b) Traffic & Mobility; c) School Provision; d) Uses; e) Height; f) Phasing. 	-
2.	<p>Flood Risk</p> <p>PL highlighted that the current required FFLs were 3.5M but that the levels of the roads were still to be fixed. CCC have an existing permission s to raise the levels of the roads but this causes unsatisfactory access & urban design issues. CCC were working</p>	-

	<p>with Insurance Companies to try to achieve a better solution.</p> <p>Solution currently being examined was a polder solution and which may impact on the site in terms of some of it may be required for flood storage.</p> <p>PL indicated that studies were ongoing and that the initial stage will be complete in 6 weeks. However, given procurement etc. it may be end of 2019 before final Flood Strategy is determined.</p> <p>Notwithstanding this PL indicated that it was not premature and recommended early engagement with the City Council's drainage department.</p>	
<p>3.</p>	<p>Traffic & Mobility</p> <p>PL highlighted that the delay in publishing the Cork Metropolitan Area Transport Study (CMATS) had delayed the transport plan for the Docks. Notwithstanding this LIHAF allows for the development of 620 units in advance of 2021.</p> <p>PL indicated that the Docks was envisaged as a low car ownership area and he did not see any issues with prematurity.</p> <p>AH highlighted that Comer had experience in dealing with mobility management issues and have previously run shuttle buses from developments in advance of public transport upgrades.</p>	<p>-</p>
<p>4.</p>	<p>Schools Provision</p> <p>AH queried the school requirement and the possibility for amending the same.</p> <p>PL agreed it was possible and highlighted the provision was imposed on them by the Department. He did not see the requirement for the provision given the likely demographic profile and supply of schools in the City.</p> <p>PL gave confidence that this was something which could be dealt with in the forthcoming LAP.</p>	<p>-</p>

5.	<p>Uses</p> <p>AH queried whether commercial/employment uses would be acceptable and PL confirmed that mixed use would be supported within the general Docklands area.</p>	-
6.	<p>Height</p> <p>KOC queried the proposed heights and highlighted some concerns.</p> <p>PL indicated that a tall building had been identified on the adjacent Glenveagh site and that he did not consider that they wished to construct a tall building. Therefore, he felt it was possible to achieve a tall building on the subject lands.</p> <p>PL recommended engagement with Glenveagh and indicated that CCC had met with them. CCC had also advised Glenveagh to engage with Comer Group.</p>	-
7.	<p>Phasing</p> <p>PL confirm that there were no impediments to progressing work on an initial application and all agreed that a first phase could be located on the eastern end of the site.</p>	-
8.	Meeting concludes.	-

Tiznow Ltd – Section 247 Meeting – Centre Park Road

Date: 22/07/2021 **Time:** 11.00am **Venue:** MS Teams

List of Attendees:	Organisation/Department	Abbreviation
Lucy Teehan	CCC Planning Department	LT
Fiona Redmond	CCC Planning Department	FR
Jeremy Ward	CCC Planning Department	JW
Tony Duggan	City Architect	TD
Liam Casey	CCC Parks	LC
John Stapleton	CCC Infrastructure	JS
Cathy Beecher	CCC Traffic & Transportation	CB
Alison O'Rourke	CC Housing Department	AOR
Barry Comer	Applicant	BC
Ronan Woods	Applicant	RW
William Power	CW O'Brien	WP
Ellen Ballard	CW O'Brien	EB
Andrew Bunbury	Parkhood	AB
John Hynes	Arup	JH
James Duggan	Arup	JD
Clifford Killeen	Arup	CK
Harry Walsh	HW Planning	HW

Item	Minute
1.	HW thanked CCC for facilitating the meeting and highlighted that the proposed SHD was for approximately 1,300 residential units and ancillary uses on two sites either side of Centre Park Road. The Former Tedcastles site to the north of Centre Park Road and fronting the River Lee contained approximately 1,100 units and the smaller site, the Former Cork Warehousing site provided for approximately 200 units. A single Masterplan has been prepared for the development of both sites and which also had regard to the development potential of adjacent sites.

HW asked whether CCC would like a brief presentation on the scheme or if they considered that this was unnecessary based on the S247 submission. LT confirmed that CCC were very familiar with the scheme and had held internal meetings to discuss.

LT highlighted the following as principal issues and highlighted her colleagues would elaborate on some of them throughout the meeting

1. Zoning

LT indicated the proposed development complied with the zoning objectives on both sites.

2. Masterplan

LT highlighted that the general arrangement of block was acceptable, a key issue would be resolving the adjacent site zoned as 'Schools' in the City Development Plan and TD would comment further on this.

3. Density

LT considered the proposed plot ratio of approximately 2.85 was unacceptable and a density of 2.5 in accordance with City Development Plan policies would be preferable.

4. Heights & Urban Design Rationale – to be dealt with by TD & JW

5. Marquee Road Design – to be dealt with by JS

6. Marina Walk Interface – To be dealt with by LC

7. Carparking

8. Permeability

9. Proposed Streets

10. Site Sections – limited detail submitted need for far more sections

11. Ground Floor Uses – need to be more clearly defined

12. Drainage & SUDs

13. Part V

1.

Zoning

JW provided an update on discussions between the CCC and the Department of Education & Skills (DoES) on what they consider to be the school demand in the area. From an initial review DoES confirm the need for one or more post primary schools. Discussions between CCC and DoES will continue and a bespoke demographic model will be considered.

JW highlighted that CCC wanted to see the South Docks developed as a neighbourhood.

4..	<p>Building Heights</p> <p>TD indicated that Centre Park Road should be treated as a street and the building heights should match those on the permitted Glenveagh scheme to the south, which were 7-9 storeys .</p> <p>TD considered that the triangular portion of the site needs further resolution and the proposed circular building also needs to be reconsidered.</p> <p>TD disagrees with the strategy of buildings radiating in height to the centre of the site and did not consider that the proposed heights would be acceptable to CCC or indeed ABP.</p> <p>An approach similar to Copenhagen or Stockholm was suggested where there is a reasonable base height and taller buildings are confined to strategic buildings.</p> <p>TD highlights the need for sectional detail</p>
5.	<p>Marquee Road</p> <p>JS queried the cross section of Marquee Road and confirmed that the same corridor as used on Glenveagh scheme would be acceptable.</p> <p>JW highlights the ambition to achieve a landscape corridor between Marina Park & Marina Walk and that this should feature as part of the drainage strategy.</p>
6.	<p>Marina Walk Interface & Permeability</p> <p>The potential options for the interface with Marina Walk was discussed and it was agreed that LC and AB would discuss and agree this strategy.</p>
7.	<p>Carparking & Streets</p> <p>CB & LT highlighted that there was too much parking at street level.</p> <p>CB outlined that parking should be in line with the Docklands ABTA.</p> <p>KC confirmed that parking provision will be 0.25-0.3 spaces per apartment which would be 78% of that allowable in accordance with ABTA.</p>
13.	<p>Part V</p> <p>HW indicated that the applicants preference was to deal with Part obligation by means of the leasing of units.</p>

AOR confirmed that this was acceptable in principle, but that the costs and methodology would have to be agreed during the process.

FR concluded the meeting by welcoming the proposal in principle but highlighted the following as key issues to be addressed in the Request for Pre-Application Consultations with the Board

- Linkages and permeability with adjoining sites and existing area;
- Street widths and character areas;
- CCC ambition to create a living neighbourhood in the South Docks;
- Requirement for active frontages and high quality design throughout.