

The Secretary
Strategic Housing Division
An Bord Pleanála
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26 August 2019

HW Planning

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**Re: Strategic Housing Development: Application.
Proposed construction of a mixed-use scheme consisting of 302 no.
residential units, ground floor retail, creche and all ancillary site works at Horgan's Quay,
& Railway Street, Cork.**

Dear Sir/ Madam

We act on behalf of HQ Developments Ltd. who welcome the Board's pre-application Consultation Opinion on ABP-304211-19 that the documents submitted with the request to enter into consultations with the Board constitute a reasonable basis for an application for strategic housing development. Further to this decision the applicants wish to submit a Strategic Housing Development application for 302 no. residential units, ground floor retail, creche and all ancillary site works at Horgan's Quay & Railway Street, Cork.

In the Notice dated June 13th, 2019 the Board requested that the specific information in addition to the requirements of Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations, 2017 be submitted. This information is contained within the application as outlined under the headings below.

1. RATIONALE FOR HEIGHT & MASSING

In response to the Board's opinion the accompanying architectural reports¹ and drawings prepared by O'Mahony Pike Architects outline the design rationale for the proposed building heights and massing. As requested, these report describes how the use of massing and height achieves the required densities and responds to the adjoining emerging developments and creates visual interest in the streetscape and riverside location. Detailed drawings and illustration highlight how the junctions between elements such as windows and balconies and demonstrate how the form of the overall block is broken up.

Further, the accompanying Statement of Consistency outlines how the proposed development and heights complies with national policies and Guidelines including the Urban Development and Building

¹ Refer to separate 'Response to ABP Opinion' and 'Design Statement' reports by O'Mahony Pike Architects.



Heights Guidelines for Planning Authorities' 2018 and local planning objectives. We submit that the design approach is fully justified having regard to performance-based criteria set out in national guidelines.

Based on the accompanying architectural report, detailed drawings and Statement of Consistency the prospective applicant are satisfied that the proposed building heights and articulation provide the optimal architectural solution for this site.

2. CONTEXTUAL ELEVATIONS AND SECTIONS

The accompanying architectural reports and drawings prepared by O'Mahony Pike Architects and landscaping details prepared by AECOM detail the relationship between the proposed development and emerging development to the east and the internal relationships between the block and the station master's building and the landscaped amenity spaces.

3. DETAILED LANDSCAPING PLAN

A detailed Landscaping Plan and Report has been prepared by AECOM and as requested clearly sets out proposals for hard and soft landscaping. Detailed proposals for the interface between the proposed development and Railway Street and Horgan's Quay, together with details of the public realm surrounding the site and adjacent to the permitted development to the east are also provided.

Additional detailed CGIs and visualisations of the proposed development have been prepared and are included within the architectural report prepared by O'Mahony Pike.

4. BUILDING APPEARANCE AND DURABILITY

a. Materials & Finishes

The accompanying architectural report prepared by O'Mahony Pike Architects provides details on the material and finishes and demonstrates the quality of the proposed finishes

b. Life Cycle Report

A life cycle report has been prepared by Aramark in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). This report addresses the long-term management and maintenance of the proposed development.

5. MOBILITY MANAGEMENT

As outlined in the accompanying Statement of Consistency, the Horgan's Quay site is a central and accessible location according to the definition of same contained in the 2018 Apartment Guidelines. As a result the proposal includes for a minimum quantum of parking in order to encourage more sustainable modes of travel.

While allocation of the proposed parking will be a matter for the operator, it can be assumed that the majority of units in the scheme will not have a parking space associated with them. In addition, while a portion of parking may be allocated to employees in the retail units at ground floor level, the parking spaces will be private in nature and will not be made available to customers of the retail units.

Arup Consulting Engineers have prepared a Mobility Management Strategy for the proposed development which justifies the amount of parking proposed for cars and bicycles.

6. HOUSING QUALITY ASSESSMENT

The accompanying Housing Quality Assessment prepared by O'Mahony Pike Architects indicates that the scheme is fully compliant with the various requirements as outlined in the 2018 Apartment Guidelines

7. DAYLIGHT / SUNLIGHT AND OVERSHADOWING ANALYSIS

A detailed Daylight, Sunlight and Overshadowing analysis accompanies the application for the proposed SHD. The associated report assesses the proposal in accordance with the *BR-209 Site Layout Planning for Daylight & Sunlight* and *BS 8206-2 Code of practice for daylighting*. The analysis completed on a representative sample of units indicates that:

Overall the scheme provides good access to sunlight for the amenity areas and the majority of apartments can expect to have well daylight living areas.

It also concludes that there are no residential neighbours, either existing or proposed, within close enough proximity to the development to be adversely impacted.

The report also assesses the sunlight to amenity space that will be achieved and finds that over 52% of the proposed open spec will achieve in excess of 2 hours of sunshine on the Spring Equinox.

8. DETAILED PHASING PLAN

The enclosed Phasing Plan and Map indicates the chronological sequence of development at the Horgan's Quay site and the timescale for the delivery of the public realm. The Plan is for the overall development and highlights the timing for the delivery of the overall development.

9. DRAFT CONSTRUCTION MANAGEMENT PLAN & WASTE MANAGEMENT PLAN

As requested, a draft construction management plan and a draft waste management plan for the proposed development have been prepared and accompany the application.

10. FLOOD RISK ASSESSMENT

A Flood Risk Assessment (FRA) has been prepared by Arup Consulting Engineers and accompanies the application.



A full schedule of the plans and particulars that accompany this consultation request are enclosed with this cover letter. The appropriate fee of €25,042.60 as agreed with the Board has been paid in advance by EFT and the payment details are enclosed.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a light blue horizontal line.

Harry Walsh
HW Planning