



Cork City Council

Development Management, Planning and Development Directorate

PRE-APPLICATION CONSULTATION MINUTE

GENERAL INFORMATION

Date Time Meeting *

* Date Meeting Sought * Work Days Elapsed By Telephone

Site Address / Location

Applicant's interest in land

Site Area

ATTENDEES

Cork City Council

Brigh Ryan (Acting SEP)

Prospective Applicant

Harry Walsh, Conor Kinsella, Solene Vermont,
Ronan (Clarendon), Bam

DOCUMENTATION SUBMITTED

No

Yes

BRIEF DESCRIPTION OF DEVELOPMENT

Alterations proposed to residential element of the HQ Horgan's Quay development.

CORK CITY COUNCIL ADVISED RE:

Procedural requirements

Is proposal exempt?

EIS

Planning regulations

Protected Structure?

NIAH?

Building control / Fire

Other

KEY DEVELOPMENT PLAN OBJECTIVES

Zoning- Mixed Use Development

DOES PART V APPLY?

No

Yes

Applicant's proposals to comply with Part V

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PRE-APPLICATION CONSULTATION MINUTE (continued)

- Proposed alterations to the residential element of the scheme (adjacent to Station Masters House)
- CK presented scheme- changes to design, massing etc. built to rent/built to sell market. Building would be no higher than permitted and wouldn't affect protected views. HW stated that additional units would be less than 100, therefore SHD procedure wouldn't apply.
- I stated that I would need to go through scheme in more detail as just being presented today. Would consult Pat Ruane (Conservation Officer) and Tony Duggan (City Architect) after Christmas and revert back.

Follow-up discussion with Bernard Dwyer (HW Consultants) on 25/01/18:

- Issue regarding SHD procedure and whether the proposal falls into this category (amendments to layouts/existing permission). Advised that may need to get opinion of the Board in this regard
- Generally appears proposal can be justified in terms of what's been permitted on site (building heights, new guidelines etc.), revised visual impact assessment, EIA compared to permitted dev.
- Creche- look at set down on access road

Meeting concluded.

Brigh Ryan
Acting SEP
Planning and Development