

Planning Application
For
City Park Development
At The Former Tedcastles Site
Centre Park Road, Cork

Project Reference: 21055

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Prepared by: C+W O'Brien Architects

With support from:

Planning Consultant: HW Planning Consultants

Transport Planning: Arup Consulting Engineers

Civil/structural Engineer: Arup Consulting Engineers

M&E Engineer: Arup Consulting Engineers

Landscape: Park Hood Landscape Architects

Fire/DAC Consultant: Arup Consulting Engineers

Environmental consultant: Arup Consulting Engineers

Daylight & Sunlight consultant: Arup Consulting Engineers

Waste Management Consultant: Arup Consulting Engineers

1. Description of the Proposed Development

This project consists of an application for a Strategic Housing Development by Tiznow Property Company Ltd. (Comer Group Ireland) (the applicant) for a new residential development on lands measuring approximately 4.37 hectares at the Former Tedcastles site, Cork City, Co. Cork.

The proposed development is located at the Former Tedcastles site off Centre Park Road. The site is bounded to the north by the Marina Park and the River Lee, to the east by the Lee Rowing Club, south-east by the Former Ford Factory site (Granted Permission April 2021, TA28 – 309059) and to the west by the Marina Power Station.

The permission sought would comprise of the demolition of the existing structures on site and the construction of 823 no. apartments in 6 no. buildings ranging in height from part 1 no. to part 35 no. storeys over lower ground floor level. The proposed development comprises of 282 no. one bedroom apartments, 414 no. two bedroom apartments and 127 no. three bedroom apartments. The development also makes provision 4 no. food and beverage units, 13 no. retail / neighbourhood centre units and 2 no. creches and range of supporting tenant amenity facilities.

The proposed development also comprises outdoor amenity areas, roof terraces, hard and soft landscaping, pedestrian bridges, car parking, bicycle stores and shelters, bin stores, ESB substations, plant rooms and all ancillary site development works. Vehicular access to the proposed development will be provided via Centre Park Road.

2. Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

The proposed development scheme must meet the requirement of Part M of the Building Regulations. TGD Part M – Access and Use (2010) came into operation on the 1st of January 2012 and subject to certain transitional arrangement the requirements of Part M 2010 must be followed, which the requirements are shown below.

The requirements of Part M 2010 are as follows:

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

Figure 1 – The requirements of Part M (2010) of the Building Regulations

3. Statement of Intent

The proposed development will comply with the requirements of Technical Guidance Document Part M of the Building Regulations and it follows the principle of Universal Design.

Universal design is defined in the Disability Act 2005:

1. The design and composition of an Environment so that it may be accessed, understood and used
 - i. To the greatest possible extent,
 - ii. In the most independent and natural manner possible,
 - iii. In the widest possible range of situations, and
 - iv. Without the need for adaptation, modification, assistive devices or specialized solutions, by any persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability.

The design of the proposal not only follows the guidance on the minimum level of provision set out in the Technical Guidance Document M (TGD M), but also explored further provisions which aim to achieve greater accessibility throughout both within the scheme and provision for the immediate surrounding.

Additionally, the development takes into account the follow:

“Buildings should be designed so that they are easy for people to use and to reflect the fact that all people experience changes in their abilities as they progress through the different stages of life. It is important for designers to take all of the users of buildings into account throughout the design process in order to avoid the creation of a built environment that excludes certain groups from participating in normal everyday activities.”

A DAC application (Disability Access Certificate) will be submitted to the local BCA (Building Control Authority) as part of the post planning process. The requirements of the application as and any additional requirements will be implemented in full in the course of construction of the proposal.