

The Secretary  
Strategic Housing Unit  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

09 June 2020

**Re: ABP Ref. ABP306133-19  
Application for a 5 year planning permission for the construction of 123 no. residential units in 3 no. 3-6 storey apartment blocks, 1 no. childcare facility and all associated ancillary development works at Old Fort Road, Ballincollig, Cork**

Dear Sir/Madam,

We act on behalf of the applicant, O'Flynn Construction Co. Unlimited Company, and wish to submit the enclosed Strategic Housing Development (SHD) planning application for the above referenced development to An Bord Pleanála under the provision of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation issues by An Bord Pleanála dated 10<sup>th</sup> February 2020.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as requested under articles 297 and 298 of the Planning and Development Regulations 2001 to 2017, as amended, and in accordance with the additional information sought in the Boards Notice of Pre-Planning Application Consultation Opinion:

- **Cover letter** by McCutcheon Halley Planning;
- Completed **SHD Application Form**;
- **Press Notice** – Template;
- **Press Notice** – Evening Echo;
- **Site Notice**;
- **Letter of Consent** from Cork City Council;
- Copy of **Notification Letters sent to Prescribed Bodies** and **Cork City Council**;
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Planning and Design Statement** by McCutcheon Halley Planning;
- **Part V Methodology** by McCutcheon Halley Planning and accompanying **Part V Site Layout Plan** by Wilson Architecture;
- **Areas Summary and Site Data** by Wilson Architecture;
- **Housing Quality Assessment Schedule** by Wilson Architecture;
- **Drawing Issue Sheet** by Wilson Architecture;
- **Site Location Map** prepared by Wilson Architecture;

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McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512. Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipTP DipGIS MIPI (Chairman). Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPI.

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- **Architectural Drawings & Schedule** prepared by Wilson Architecture;
  - Site Layout Plans at 1:500;
  - Site Sections at 1:500;
  - Floor Plans, Elevations, and Sections at 1:200;
- **Architects Design Statement** by Wilson Architecture;
- **Response to An Bord Pleanála Opinion** by Wilson Architecture;
- **Statement of Compliance with Principles of Universal Design** by Wilson Architecture;
- **Housing Quality Assessment Report** by Wilson Architecture;
- **Building Lifecycle Report** by Wilson Architecture
- **Materials and Finishes Report** by Wilson Architecture;
- **Landscape Plan and Sections** by Brady Shipman Martin;
- **Boundary Treatment** drawing by Brady Shipman Martin;
- **Details on junior play features** by Brady Shipman Martin;
- **Landscape Design Report** by Brady Shipman Martin;
- **Photomontages** by Brady Shipman Martin
- **Plan** (by Wilson Architecture) of areas proposed to be **Taken in Charge**;
- **Phasing Plan** by Wilson Architecture;
- **Site Specific Construction and Environment Management Plan** by McCutcheon Halley Planning;
- **Engineering Drawings & Schedule** by JODA Engineering Consultants;
- **Civil Engineering Support Document** (including Confirmation of Feasibility from Irish Water and **Letter from Irish Water** confirming development is in line with Standard Details and Codes of Compliance) by JODA Engineering Consultants;
- **Daylight and Sunlight Report** by JODA Engineering Consultants;
- **Noise Impact Assessment** by AWN Consulting;
- **DMURS Compliance Note** by Arup;
- **Traffic and Transport Assessment** by Arup;
- **Stage 1 Road Safety Audit** by Arup;
- **Outline Mobility Management Plan** by Arup;
- **Quality Audit** by Arup;
- **Proposed Entry Junction Layout** by Arup;
- **Public Lighting Report & Layout** by JODA Engineering Consultants;
- **Stage 1 Appropriate Assessment Screening Report** by McCutcheon Haley Planning;
- **EIAR Screening Report** by McCutcheon Halley Planning;
- **Tree Survey Report and Drawing** by South Of Ireland Tree Survey's;
- Cheque for €25,148.76 made payable to An Bord Pleanála.

The Boards Notice of Pre-Application Consultation Opinion also required the submission of the following information as part of the application for permission.

1. ***Notwithstanding that the proposal constitutes a reasonable basis for an application, the prospective application should satisfy themselves that the development provides the optimal urban design and architectural approach for the site. The application should be accompanied by a detailed architectural design report setting out the full rationale for the adopted design to demonstrate that the development provides for a suitable urban frontage and interface with the Old Fort Road, creates an attractive, usable and functional public realm: is the optimum height and massing; protects residential amenity and provides for suitable connections an permeability.***

A detailed Architect's Design Statement by Wilson Architecture provides details on the full rationale for the adopted design. As can be seen from the design statement and submitted architectural

drawings by Wilson Architecture the development provides for a suitable urban frontage and interface with the Old Fort Road, creates an attractive, usable and functional public realm, is the optimum height and massing, protects residential amenity and provides for suitable connections and permeability to the wider area.

- 2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.***

A Materials and Finishes Report by Wilson Architecture and a Landscape Design Report by Brady Shipman Martin provides details on the proposed materials and finishes to the scheme and includes specific details of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways and boundary treatments. As can be seen from the submitted documents the proposed development is designed to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.

- 3. Landscaping proposal including an overall landscape masterplan for the development site including detail of tree planting, quantity, type and location of all proposed hard and soft landscaping including details of play equipment, public lighting, pedestrian entrances and boundary treatments. Detail to be provided in particular regarding boundary treatments and works to the public realm along the Old Fort Road and treatment and potential greening of retaining walls in the scheme.***

Please refer to the landscaping drawings and Landscape Design Report by Brady Shipman Martin which provide details of the tree planting quantity, type and location of all proposed hard and soft landscaping and includes details of play equipment, public lighting, pedestrian entrances and boundary treatments. Detail has been provided regarding boundary treatments and works to the public realm along the Old Fort Road and treatment and potential greening of retaining walls in the scheme.

- 4. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). The report should have regard to the long-term management and maintenance of the proposed development.***

A Life Cycle Report by Wilson Architects has been prepared in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). The report has regard to the long-term management and maintenance of the proposed development.

- 5. A report that addresses residential amenity, specifically how the development will limit the potential for overlooking and overshadowing within the proposed development and should incorporate a comprehensive daylight and sunlight analysis addressing proposed units and open space. Additional cross sections and contextual elevations should be provided to demonstrate the relationship and impact of the development on the Waltham Abbey Estate.***

Please refer to the Housing Quality Assessment Report which provides a breakdown of the private amenity space for residents, the communal facilities and the communal amenity space.

A Daylight Sunlight Report by JODA Engineering Consultants has been prepared which addresses the proposed units and open space areas.

Cross sections and contextual elevations by Wilson Architects have been provided to demonstrate the relationship and impact of the development on the Waltham Abbey Estate

**6. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for planning Authorities 2018.**

A schedule of accommodation by Wilson Architecture has been prepared which indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for planning Authorities 2018.

**7. Full Traffic Impact Assessment Quality Audit, Road Safety Audit and Outline Mobility Management Plan and Outline Construction Management Plan.**

A traffic and Transport Assessment, Quality Audit, Stage 1 Road Safety Audit and an Outline Mobility Management Plan by Arup has been submitted with the application. An Outline Construction Management Plan by McCutcheon Halley Planning has been submitted with the application.

Furthermore, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

1. Irish Water;
2. Cork City Council Childcare Committee.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Yours sincerely,



Cora Savage  
McCutcheon Halley