

The Secretary
Strategic Housing
An Bord Pleanála
64 Marlborough Street
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19 May 2021

HW Planning

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Director:

Harold Walsh

Company Reg. No:

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**Re: Strategic Housing Development.
Proposed construction of a mixed use residential development of 276 no. residential units with ancillary single storey crèche (271 sq. m), café (147 sq. m), landscaping, road improvements, pedestrian / cycleway and associated site development works at Ardarostig, Bishopstown, Cork and Waterfall Road opposite The Rise/Haldene Villas junction, Cork.**

Dear Sir/ Madam

We act on behalf of Ardstone Homes Ltd. who are lodging an application for a strategic housing development (SHD) at Ardarostig, Bishopstown, Cork and Waterfall Road opposite The Rise/Haldene Villas junction, Cork.

The applicants acknowledge the Board's Opinion, issued in December 2020 (Ref: ABP-307742-20) which stated that the documents submitted with the request to enter into consultations required further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An SHD application submitted subsequent to this Opinion, ABP 310164-21, was withdrawn, when a potential omission in the application documentation was identified based on a ruling in a recent Judicial Review case. This potential omission has been rectified in the resubmitted application, which now includes a standalone statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 - 2021.

A full and detailed response to the above referenced opinion of An Bord Pleanála in response to the pre-consultation application is outlined in the accompanying Planning Statement & Response to ABP Opinion prepared by HW Planning. Additional supporting materials have also been provided in response to the opinion as outlined in the accompanying schedule of documents. including a *Material Contravention Statement* prepared by HW Planning.

The development will consist of the construction of a mixed use residential development of 276 no. residential units with ancillary single storey crèche (271 sq. m), café (147 sq. m), landscaping, road improvements, pedestrian / cycleway and associated site development works. The proposed development makes provision for 137 houses comprising of 40 no. 2-storey 3-bedroom semi-detached, 12 no. 2-storey 3-bedroom detached, 56 no. 2-storey 3-bedroom terraced, 14 no. 2-storey 4-bedroom semi-detached and 15 no. 3-storey 4-bedroom terraced. The proposed development includes 139 no. apartments / duplexes to be provided as follows: Block 1 (11 no. 1-bedroom & 7 no.

2-bedroom over 4 storeys), Block 2 (11 no. 1-bedroom & 7 no. 2-bedroom over 4-storeys), Block 3 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 4 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 5 (12 no. 1-bedroom & 15 no. 2-bedroom over 5 storeys), Block F (16 no. 2-bedroom duplex apartments & 16 no. 3-bedroom duplex apartments over a 4-storey split level building) Block G (4 no. 2-bedroom duplex apartments & 4 no. 3-bedroom duplex apartments over 3 storeys). Apartment Block No. 5 makes provision for a café fronting Waterfall Road at ground floor level. The proposed development will provide for a new vehicular access and pedestrian entrances onto Waterfall Road, a two-way cycle track and pedestrian footpath along the site frontage to Waterfall Road which will continue via the site, and to the rear of properties fronting onto Waterfall Road, to link to an existing shared surface pathway south of the N40, upgrades to this shared surface path to provide two-way cycle track and pedestrian footpath, upgrades to Waterfall Road to extend the existing pedestrian pathway to the subject lands, pelican crossing on Waterfall Road opposite The Rise/Halldene Villas junction (approximately 445 metres north east of the main development site), uncontrolled pedestrian crossing at the Audi Cork/Heiton Buckley entrance junction adjacent to N40 (approximately 370 metres north east of the main development site), infrastructure development works comprising the relocation/undergrounding of ESB powerlines, wastewater infrastructure upgrades, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substation, CCTV and all ancillary site development works.

In accordance with the SHD legislation, 2 no. print copies and 3 no. digital copies of the application are enclosed. In addition, 6 no. print and 3 no. digital copies of the application have been provided to Cork City Council as outlined in the enclosed cover letter.

A copy of the application has also been forwarded to the Health Service Executive, Health and Safety Authority, Irish Water, Transport Infrastructure Ireland, National Transport Authority and Cork City / County Childcare Committees as the prescribed bodies listed by An Bord Pleanála in their opinion and separate cover letters to this effect are also enclosed.

A website containing the plans and particulars associated with the application has been set up and can be viewed at the following URL: www.ardarostigplanning.ie

A full schedule of the plans and particulars that accompany this consultation request are enclosed with this cover letter.

A cheque amounting to the total of the appropriate fee of €40,084.80 is also enclosed.

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

Yours sincerely



Harry Walsh
HW Planning

SCHEDULE OF DOCUMENTS

Planning (HW Planning)

- Completed Application Form
- Site Notice & Press Notice
- Cover Letter (An Bord Pleanála)
- Cover Letter (Cork City Council)
- Cover Letters (Prescribed Bodies as specified by An Bord Pleanála in their Opinion)
- Planning Statement & Response to ABP Opinion
- Statement of Consistency
- EIAR Screening
- Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 - 2021
- Childcare Needs Assessment
- Community and Social Infrastructure Audit
- Material Contravention Statement
- Part V Cost Methodology
- Letters of Consent from Ardstone Residential Partners Fund, Cork City Council & Grafton Group Plc.
- Minutes of Section 247 meeting with Cork City Council

Architecture (JFA)

- Architectural Design Statement
- Site Location Map
- Site Layout Plans
- Plans elevations, sections of houses, duplexes and apartments.
- Part V Site Plan
- Land Ownership map
- Map of risk contours from Irish Oxygen Company (Seveso)
- Area and Schedules Report

Civil Engineering (DOSA)

- Infrastructure Report - including Irish Water Confirmation of Feasibility, Irish Water Correspondence and agreements.
- Site Specific Flood Risk Assessment
- Plans, sections and technical details
- Public Lighting specifications
- Construction Environmental Management Plan

Traffic (NRB)

- Traffic and Transport Assessment
- Statement of DMURS Compliance
- Plans and sections on access/connectivity proposals.
- Mobility Management Plan
- Stage 1 Quality / Safety Audit

Ecology (Kelleher Ecology)

- Appropriate Assessment
- Hedgerow Appraisal
- Bat Assessment

Archaeology (John Cronin & Associates)

- Archaeological Impact Assessment
- Geophysical Survey Report (2018)

Landscape and Visual (Park Hood & 3DDB)

- Final Landscape plans, sections, details
- Landscape Statement
- Landscape and Visual Impact Assessment

Property Management (Aramark)

- Building Lifecycle Report
- Property Management Report



- Tree Survey
- Photomontages & CGIs
- Daylight / Sunlight Report

Other (DFA Associates)

- Measure to comply with Universal Design