

Michael Galvin - Senior Design Engineer  
Irish Water  
Blackwater House  
Mallow Business Park  
Mallow  
Co. Cork.

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**HW Planning**

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**Director:**

Harold Walsh

**Company Reg. No:**

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**Re: Strategic Housing Development Application.**

**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 Mr. Galvin

We act on behalf of Ardstone Homes Ltd. who are submitting an application for a strategic housing development (SHD) at Ardarostig, Bishopstown, Cork.

An SHD application submitted to An Bord Pleanála and referred to you earlier this month, ABP 310164-21, was withdrawn, when a potential omission in the application documentation was identified based on a ruling in a recent Judicial Review case.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.

The SHD consists 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/Haldene 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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that Irish Water be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find enclosed a digital copy of the application on USB.

The application plans and particulars can also be viewed online at [www.ardarostigplanning.ie](http://www.ardarostigplanning.ie)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application. A full schedule of the plans and particulars that accompany this consultation request are enclosed with this cover letter.

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', written in a cursive style.

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  
 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  
 Tree Survey  
 Photomontages & CGIs  
 Daylight / Sunlight Report

### Property Management (Aramark)

Building Lifecycle Report  
 Property Management Report



Other (DFA Associates)  
Measure to comply with Universal Design