

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

25th May 2022

Re: ABP Ref. ABP-311773-21
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 10th March 2022.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation an 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;
- **Response to An Bord Pleanála Opinion** 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;
- **Material Contravention 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;
- **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;
- **Phasing Plan** by Wilson Architecture;
- **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;
- Plan (by Wilson Architecture) of areas proposed to be **Taken in Charge**;
- **Tree Survey Report and Drawing** by South Of Ireland Tree Survey's;
- **Photomontages** by Brady Shipman Martin
- **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;
- **Public Lighting Report & Layout** by JODA Engineering Consultants;
- **Daylight and Sunlight Report** by BPC Engineers;
- **Noise Impact Assessment** by AWN Consulting;
- **DMURS Compliance Note** by Arup;
- **Traffic and Transport Assessment** by Arup;
- **Outline Mobility Management Plan** by Arup;
- **Quality Audit including a Stage 1 Road Safety Audit** by JB Barry;
- **Proposed Entry Junction Layout** by Arup;
- **Stage 1 Appropriate Assessment Screening Report** by Malone O'Regan Environmental;
- **Ecological Impact Assessment Report** by Malone O'Regan Environmental;
- **EIAR Screening Report** by Malone O'Regan Environmental;
- **Section 299B Statement** by Malone O'Regan Environmental;
- **Site Specific Construction and Environment Management Plan** by O'Flynn Construction;
- Cheque for €25,148.76 made payable to An Bord Pleanála.

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