

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

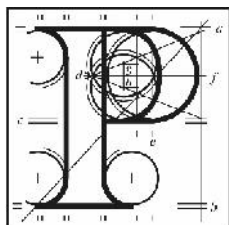
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
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Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	O'Flynn Construction Co. Unlimited Company
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Beckett House, Barrack Square, Ballincollig, Cork
Company Registration No:	567982

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Cora Savage, McCutcheon Halley Planning Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Peter Heffernan
Firm/Company:	Wilson Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Cork City Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Old Fort Road
Address Line 2:	Ballincollig
Address Line 3:	N/A
Town/City:	Cork
County:	Cork
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM Centre PT Coordinates = X, Y = 559259.5631, 571074.7158 1:1,000 = 6380-20 & 6380-19
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	1.23 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Town Centre with the following specific objective: <i>BG-T-03: Completion of the Ballincollig Town Centre (former Murphy Barracks) site for town centre uses. The redevelopment of vacant properties for office-based activities including incubator units and start-ups will be considered in this area.</i>

	<i>In the Draft 2022 Cork City Development Plan (currently at Amendment stage), the site is zoned 'ZO 07 Urban Town Centre' where it is an objective 'to consolidate and provide for the development and enhancement of urban town centres as primary locations for mixed use retail, economic and residential growth which also act as a focus for a range of services.'</i>
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Vacant. Proposed Uses: Residential and creche.

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓ <small>Please refer to letter of consent from Cork City Council.</small>
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Cork City Council are the legal owners of the public road.			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Cork City Council City Hall Cork		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
03/122	Mixed-use town centre development (including residential, retail/service, civic and office uses).	Cork County Council granted permission with conditions.
06/13556	The construction of a two storey extension to shopping centre to include 7 no. retail units and all ancillary staff facilities and storage areas, partial removal of existing surface car park and construction of 78 no. space surface car park, construction of four storey building with 2 no. retail units and retail showroom at ground floor level and 4 no. office units on three upper floor levels, single storey drive-thru restaurant / take away, 20 no. surface car parking spaces with access onto the Spine Rd and 210 no. basement/surface car parking spaces with access via existing entrance from Main St., construction of 2 storey office building with 6 no. units and attached 3 level 444 no. space multi-storey car park and all ancillary site development works to include pedestrian facilities, landscaping, 3 no. kiosk access points to underground parking, fencing, 3 no. ESB substations and signage and modifications to 2 no. permitted vehicular entrance and 2 no. existing entrances	Cork County Council granted permission with conditions.
08/5508	The provision of 46 no. additional car parking spaces, adjoining and with access from the multi-level car park permitted under planning ref. 06/13556.	Cork County Council granted permission with conditions.

08/6613	The provision of 47 no. additional car parking spaces, adjoining and with access from the multi-level car park permitted under planning ref. 06/13556.	Cork County Council granted permission with conditions.
ABP-307313-20	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.	An Bord Pleanála granted permission with conditions. Decision was overturned and quashed by the High Court [2020 No. 813 JR] and this judgement is currently on appeal.
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
An Bord Pleanála granted permission under ABP-307313-20 on the site for 123 no. residential units, 1 no. childcare facility and all associated ancillary development works. The Board's decision was overturned and quashed by the High Court [2020 No. 813 JR] and this judgement is currently on appeal.		
Is the applicant aware of the site ever having been flooded?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent: N/A		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details:		

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

-) the proposed types and numbers of houses, student accommodation or both,
-) in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
-) proposed services ancillary to residential development,
-) other proposed uses in the development of the land, the zoning of which facilitates such use, and
-) where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The proposed development is for a 5 year permission for a strategic housing development at Old Fort Road, Ballincollig, Cork.

The development will consist of:

- a) The construction of 123 no. residential units in 3 no. blocks which range in height from 3 to 6 storeys and comprising a mix of 1 & 2 bed apartments;
- b) 1 no. creche / childcare facility, internal residential amenity space and multi purpose amenity room;
- c) The provision of landscaping and amenity areas including play/amenity areas at podium level;
- d) The provision of a set-down area, footpaths, cycle lane and table-top junction arrangement at the access to the development on the Old Fort Road; and
- e) All associated ancillary development to include pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin storage, plant, ESB Sub-station and bicycle, motorbike and car parking provided at ground and under-croft level.

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a draft layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: [] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:	No reference number given
Meeting date(s):	S.247 meeting was held on 14/10/2019 and 14/06/2021 (i.e. post commencement of the SHD provisions) Copies of the meeting minutes for this meeting (taken by McCutcheon Halley Planning) were submitted as part of the request for pre-application consultation to An Bord Pleanála under ABP-311773-21
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-311773-21
Meeting date(s):	02/03/2022
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<p>In accordance with section 8(1)(b) of the Act of 2016 and in accordance with 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:</p> <ul style="list-style-type: none">) Irish Water;) Cork City Childcare Committee. 	

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>The Echo 24th May 2022</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>24th May 2022</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>*4 no site notices are provided, the location of which are indicated on the attached site location maps and on the site layout plans</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that</p>	

<p>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, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>]</p> <p>No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water; 2. Cork City Childcare Committee.
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>25th May 2022</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that 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, been sent to the relevant authority in the state or states concerned, in both printed and electronic format? N/A</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>*See Statement of Consistency by McCutcheon Halley Planning enclosed.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>*See Statement of Consistency by McCutcheon Halley Planning enclosed</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p> <p>*See Statement of Consistency by McCutcheon Halley Planning enclosed</p>

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.

Enclosed:

Yes: [] No: []

N/A: [✓]

* The Board concluded that the proposed development constitutes a reasonable basis for an application for permission - see Response to ABP Opinion by McCutcheon Halley Planning for the additional information requested by the Board which has been submitted with the application.

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.

Enclosed:

Yes: [✓] No: []

N/A: []

* See Cover Letter and Response to ABP Opinion by McCutcheon Halley Planning

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?

Enclosed:

Yes: [✓] No: []

Please refer to Material Contravention Statement by McCutcheon Halley Planning.

14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed	39	2,249.43
2-bed	84	6,934.18
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	123	9,183.61

Student Accommodation

Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio	N/A		
1-bed	N/A		
2-bed	N/A		
3-bed	N/A		
4-bed	N/A		
4+ bed	N/A		
Total	N/A		

(b) State total number of residential units in proposed development:	123
(c) State cumulative gross floor space of residential accommodation, in m ² :	9,183.61 sqm (see schedule of accommodation and area attached by Wilson Architects.)

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Residential Amenity (to include multi purpose amenity room , multi-function area, podium courtyards – Does not include circulation areas or hallways).	461.3
Services Area	546.1
Creche	268.4

Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.

(b) State cumulative gross floor space of non-residential development in m ² :	268.4 (creche)
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	10,459.41
(d) Express 15(b) as a percentage of 15(c):	2.6 %

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application – **see attached cover letter, Planning & Design Statement & Statement of Consistency.**

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?		✓

<p>If "Yes", enclose a brief explanation with this application.</p>		
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p>		✓

<p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>✓</p> <p>*See cover letter and Response to ABP Opinion by McCutcheon Halley Planning for additional information submitted.</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s): N/A

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	N/A

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Most recently used as a compound during the construction of the Ballincollig town centre development.
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	Residential (123 no. residential units)
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p style="text-align: center;">Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p style="text-align: center;">✓</p> <p>Through the transfer of 12 no. residential units (i.e. 10% of the total units)</p> <p>*Please see Part V Report and Planning & Design Statement by McCutcheon Halley Planning Consultants</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p style="text-align: center;">✓</p> <p>Details of the calculations & costs are included in the Part V Report and Planning and Design Statement by McCutcheon Halley Planning Consultants</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p style="text-align: center;">✓</p> <p>*Please see Part V Layout by Wilson Architects.</p>	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application	N/A	

form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [✓]

(b) Public Mains: [✓]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [✓]

(b) Public Sewer: [✓]

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [✓]

Soakpit: []

Watercourse: []	
Other (please specify): _____	
(D) Irish Water Requirements:	
Please submit the following information:	
<p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p> <p>See letter from Irish Water dated April 28th, 2022 and April 26th, 2022 confirming that the submitted designs are in accordance to the Irish Water Standard Details and codes of practice and Report by JODA Consulting Engineers for further details.</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p> <p>*See enclosed Confirmation of Feasibility dated April 26th, 2022 confirming that the designs submitted by JODA Consulting Engineers are in accordance with Irish Water Standard Details and codes of practice.</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p> <p>* See letter from Irish Water (IW) dated April 28th, 2022 and April 26th, 2022 confirming that the designs submitted by JODA Consulting Engineers are in accordance to the Irish Water Standard Details and codes of practice.</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p>

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21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p><small>* See Traffic and Transport Assessment by Arup</small></p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p><small>* See Outline Mobility Management Plan by Arup</small></p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p><small>*Please refer to Drawing Ref. 1921-PL-013 by Wilson Architecture.</small></p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><small>*Please see Cover Letter by McCutcheon Halley Planning</small></p>

24. Application Fee:

<p>(a) State fee payable for application:</p>	<p>€ 25,148.76</p>
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(b) Set out basis for calculation of fee:	<p>€130 per unit @ 123 units = €15,990</p> <p>PLUS</p> <p>€7.20 per sqm (€32,000 maximum) @ 1,275.8sqm = €9,158.76</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>


25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>*Please see Statement of Compliance with the principles of Universal Design by Wilson Architecture.</p>
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

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Signed: (Applicant or Agent as appropriate)	
Date:	25 th May 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	O'Flynn Construction Co. Unlimited Company
Surname:	N/A
Address Line 1:	Beckett House
Address Line 2:	Barrack Square
Address Line 3:	Ballincollig
Town / City:	Cork
County:	Cork
Country:	Ireland
Eircode:	N/A
E-mail address (if any):	N/A
Primary Telephone Number:	021 4343111
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Michael O'Flynn, Michael Kelleher, Margaret O'Neill, Pdraig Moore
Company Registration Number (CRO):	567982
Contact Name:	Margaret O'Neill
Primary Telephone Number:	021-4343111
Other / Mobile Number (if any):	n/a
E-mail address:	moneill@oflynngroup.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Cora
Surname:	Savage
Address Line 1:	McCutcheon Halley Planning Consultants
Address Line 2:	6 Joyce House
Address Line 3:	Barrack Square
Town / City:	Ballincollig
County:	Cork

Country:	Ireland
Eircode:	P31 YX97
E-mail address (if any):	csavage@mhplanning.ie
Primary Telephone Number:	021 4208710
Other / Mobile Number (if any):	N/A

Person responsible for preparation of maps, plans and drawings:

First Name:	Peter
Surname:	Heffernan
Address Line 1:	St Patricks Place
Address Line 2:	Wellington Road
Address Line 3:	N/A
Town / City:	Cork
County:	Cork
Country:	Ireland
Eircode:	N/A
E-mail address (if any):	info@wilsonarchitecture.ie
Primary Telephone Number:	021-4555255
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Tom O' Driscoll
Mobile Number:	086-8337723333
E-mail address:	todriscoll@oflynnngroup.ie

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2017 that exceeds a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an EIA screening in respect of a proposed strategic housing development.

7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.

8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
-) the land is zoned for residential use or for a mixture of residential and other uses,
 -) there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 -) the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.