

CUNNANE STRATTON REYNOLDS

Our ref: 17316/JO/181219

Irish Water Headquarters
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

By Post

18th December 2019

Dear Sir or Madam,

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a proposed development on lands at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

On behalf of the applicant, Longview Estates Ltd, please see enclosed a planning application for a Strategic Housing Development on lands at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the above planning application is enclosed for your information.

A dedicated project website has also been created, where the application documents have been uploaded and can be viewed and downloaded at www.longviewshd.ie

The proposed development is described in the public notices as follows:

We, Longview Estates Ltd, intend to apply to An Bord Pleanála for a ten year planning permission for a Strategic Housing Development at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

The proposed development will consist of a strategic housing development including 753 residential units to be constructed in a series of phases (six neighbourhoods in total), a local centre including retail (2 no. units), a crèche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works.

The proposed 753 no. residential units are comprised of the following:

- 67 no. detached houses including 31 no. 4 bedroom units and 36 no. 3 bedroom units

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- 278 no semi-detached houses including 41 no. 4 bedroom units and 237 no. 3 bedroom units
- 186 no. terrace houses including 18 no. 4 bedroom units, 96 no. 3 bedroom units and 72 no. 2 bedroom units
- 69 no. duplexes including 36 no. 3 bedroom units and 33 no. 2 bedroom units
- 153 no. apartments including 6 no. studio apartments, 42 no. 1 bedroom apartments, 79 no. 2 bedroom apartments and 26 no. 3 bedroom apartments. Three apartment blocks will be provided (2 no. in Neighbourhood 6 and 1 no. in Neighbourhood 2)

The proposed development includes a number of open spaces and play areas in addition to general landscaping, boundary treatments (including walls and landscaping to the houses to the north and lands to the east), and landscaped parkland / greenway. The proposal includes an internal distributor road providing access to neighbouring lands, associated internal roads, car parking, pedestrian and cycle paths (providing access to neighbouring lands), public lighting, internal bus stops and turning area, bin storage (in apartment locations) and cycle parking and all site services infrastructure. The associated site and infrastructural works include water supply, foul and surface / storm water drainage infrastructure to local services and drains and 5 no. unit sub stations. The proposed development makes provision for two no. pumping stations (and connections to / from same), one in neighbourhood 5 and one adjacent to the Ballyhooly Road, with access, to serve this site and future lands as required by Irish Water.

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Groundworks, excavation and ground reprofiling are required and proposed to provide a Distributor Road through the site and all development areas internally within the site. The proposed development also provides for the line diversion and partial undergrounding of the Kilbarry-Flaxfort-Mayfield 38kv line that traverses the landholding east / west, the removal of existing pylons and the provision of two new pylons one in the Lahardane Townland and one in the Ballincolly Townland and landscaping works within the 110 kv power line wayleaves that also traverse the site.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan (Cork County Development Plan 2014) and Local Area Plan (Cobh Municipal District Local Area Plan 2017). An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

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LAND PLANNING & DESIGN
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CUNNANE STRATTON REYNOLDS

Our ref: 17316/JO/181219

Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
Department of Culture, Heritage and the Gaeltacht
Development Applications Unit
Newtown Road
Wexford
Co Wexford
Y35 AP90

By Post

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Our ref: 17316/JO/181219

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
P95 X264

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An Taisce – The National Trust for Ireland
Tailor's Hall
Back Lane
Dublin
D08 X2A3

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CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN
www.csrlandplan.ie

CUNNANE STRATTON REYNOLDS

Our ref: 17316/JO/181219

Coras Iompair Eireann
Heuston Station
Saint John's Road West
Dublin 8

By Post

18th December 2019

Dear Sir or Madam,

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a proposed development on lands at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City

On behalf of the applicant, Longview Estates Ltd, please see enclosed a planning application for a Strategic Housing Development on lands at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the above planning application is enclosed for your information.

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The proposed 753 no. residential units are comprised of the following:

- 67 no. detached houses including 31 no. 4 bedroom units and 36 no. 3 bedroom units
- 278 no semi-detached houses including 41 no. 4 bedroom units and 237 no. 3 bedroom units

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- 186 no. terrace houses including 18 no. 4 bedroom units, 96 no. 3 bedroom units and 72 no. 2 bedroom units
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The proposed development includes a number of open spaces and play areas in addition to general landscaping, boundary treatments (including walls and landscaping to the houses to the north and lands to the east), and landscaped parkland / greenway. The proposal includes an internal distributor road providing access to neighbouring lands, associated internal roads, car parking, pedestrian and cycle paths (providing access to neighbouring lands), public lighting, internal bus stops and turning area, bin storage (in apartment locations) and cycle parking and all site services infrastructure. The associated site and infrastructural works include water supply, foul and surface / storm water drainage infrastructure to local services and drains and 5 no. unit sub stations. The proposed development makes provision for two no. pumping stations (and connections to / from same), one in neighbourhood 5 and one adjacent to the Ballyhooly Road, with access, to serve this site and future lands as required by Irish Water.

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TII – Transport Infrastructure Ireland
Land Use and Planning Section
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

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Our ref: 17316/JO/181219

Mr Michael MacAree
National Transport Authority
Dun Sceine
Iveagh Court
Harcourt Lane
Dublin 2
D02 WT20

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FAO of Licensing Department
Commission for Regulation of Utilities
The Exchange
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Yours Sincerely,



Orla O'Callaghan BA Hons MPlan MIPI
Senior Planner
CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN
www.csrlandplan.ie

CUNNANE STRATTON REYNOLDS

Our ref: 17316/JO/181219

Irish Aviation Authority
The Times Building
11-12 D'Olier Street
Dublin 2
D02 T449

By Post

18th December 2019

Dear Sir or Madam,

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a proposed development on lands at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

On behalf of the applicant, Longview Estates Ltd, please see enclosed a planning application for a Strategic Housing Development on lands at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the above planning application is enclosed for your information.

A dedicated project website has also been created, where the application documents have been uploaded and can be viewed and downloaded at www.longviewshd.ie

The proposed development is described in the public notices as follows:

We, Longview Estates Ltd, intend to apply to An Bord Pleanála for a ten year planning permission for a Strategic Housing Development at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

The proposed development will consist of a strategic housing development including 753 residential units to be constructed in a series of phases (six neighbourhoods in total), a local centre including retail (2 no. units), a crèche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works.

The proposed 753 no. residential units are comprised of the following:

- 67 no. detached houses including 31 no. 4 bedroom units and 36 no. 3 bedroom units

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DIRECTORS
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CO GALWAY
TEL / FAX: 093 60854
EMAIL: galwayinfo@csrlandplan.ie
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- 278 no semi-detached houses including 41 no. 4 bedroom units and 237 no. 3 bedroom units
- 186 no. terrace houses including 18 no. 4 bedroom units, 96 no. 3 bedroom units and 72 no. 2 bedroom units
- 69 no. duplexes including 36 no. 3 bedroom units and 33 no. 2 bedroom units
- 153 no. apartments including 6 no. studio apartments, 42 no. 1 bedroom apartments, 79 no. 2 bedroom apartments and 26 no. 3 bedroom apartments. Three apartment blocks will be provided (2 no. in Neighbourhood 6 and 1 no. in Neighbourhood 2)

The proposed development includes a number of open spaces and play areas in addition to general landscaping, boundary treatments (including walls and landscaping to the houses to the north and lands to the east), and landscaped parkland / greenway. The proposal includes an internal distributor road providing access to neighbouring lands, associated internal roads, car parking, pedestrian and cycle paths (providing access to neighbouring lands), public lighting, internal bus stops and turning area, bin storage (in apartment locations) and cycle parking and all site services infrastructure. The associated site and infrastructural works include water supply, foul and surface / storm water drainage infrastructure to local services and drains and 5 no. unit sub stations. The proposed development makes provision for two no. pumping stations (and connections to / from same), one in neighbourhood 5 and one adjacent to the Ballyhooly Road, with access, to serve this site and future lands as required by Irish Water.

Two no. vehicular accesses are proposed from the Ballyhooly Road and one no. access to / from the local road to the north of the site (pedestrian access points will also be allowed to the local road to the north), all including local road widening within applicant lands, resurfacing and boundary works. Signalisation of the Lower Dublin Hill / Ballyhooly Road Junction is also proposed along with the provision of a new bus stop on the eastern side of the Ballyhooly Road close to the junction of Lower Dublin Hill and the Ballyhooly Road. The application also provides for the reservation of lands to accommodate the widening of the Ballyhooly Road and the provision of new pedestrian and cyclist infrastructure along the eastern side of the Ballyhooly Road with crossing of same close to Mervue Lawn south of the proposed development.

Groundworks, excavation and ground reprofiling are required and proposed to provide a Distributor Road through the site and all development areas internally within the site. The proposed development also provides for the line diversion and partial undergrounding of the Kilbarry-Flaxfort-Mayfield 38kv line that traverses the landholding east / west, the removal of existing pylons and the provision of two new pylons one in the Lahardane Townland and one in the Ballincolly Townland and landscaping works within the 110 kv power line wayleaves that also traverse the site.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan (Cork County Development Plan 2014) and Local Area Plan (Cobh Municipal District Local Area Plan 2017). An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The planning application together with the Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Cork City Council. The application may also be inspected online at the following website set up by the applicant: www.longviewshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
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An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission, such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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Our ref: 17316/JO/181219

Ms Janet Dennehy
Cork City Childcare Committee
Suite 1, John Dunlop House
Marina Commercial Park,
Centre Park Road,
Cork,
T12 ADW0.

By Post

18th December 2019

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