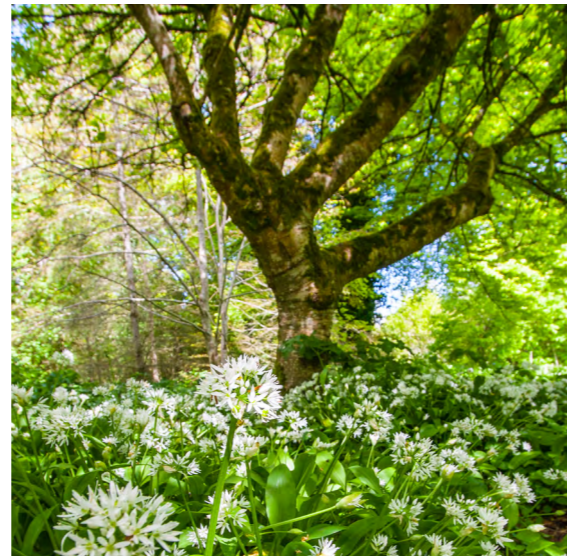
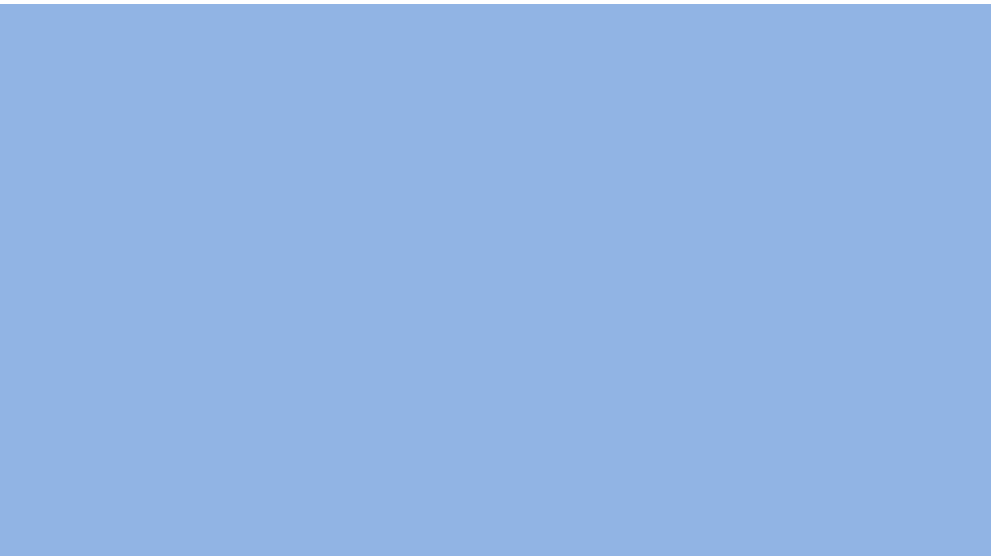




LACKENROE SHD

APPENDICES



VOLUME III | Appendices

LACKENROE SHD

CONTENTS

VOLUME III | APPENDICES

CHAPTER 1 – INTRODUCTION

- Appendix 1-1 – Scoping Letters to Statutory Bodies
- Appendix 1-2 – Scoping Responses from Statutory Bodies

CHAPTER 2 – PROJECT DESCRIPTION

- Appendix 2-1 – Infrastructure Report - AECOM
- Appendix 2-2 – Construction and Demolition Waste Management Plan - AECOM
- Appendix 2-3 – Construction & Environmental Management Plan - AECOM
- Appendix 2-4 – Proposed Site Layout – Deady Gahan Architects

CHAPTER 3 – ALTERNATIVES CONSIDERED

- Appendix 3-1 – Minutes of Section 247 Discussions
- Appendix 3-2 – Site Constraints Reports - AECOM

CHAPTER 4 – LANDSCAPE & VISUAL

- Appendix 4-1 – Arboricultural Survey - Dermot Casey Tree Care
- Appendix 4-2 – Arboricultural Report - Arborcare
- Appendix 4-3 – Arboricultural Tree Report - Tree Management Services
- Appendix 4-4 – Tree Removal Plan - Cunnane Stratton Reynolds
- Appendix 4-5 – Landscape Master Plan - Cunnane Stratton Reynolds

CHAPTER 5 – MATERIAL ASSETS – TRAFFIC & TRANSPORTATION

- Appendix 5-1 – Traffic & Transport Assessment – MHL & Associates

CHAPTER 6 – MATERIAL ASSETS – SERVICES, INFRASTRUCTURE & UTILITIES

- Appendix 6-1 – Proposed Surface Water Drainage Drawings - AECOM
- Appendix 6-2 – Proposed Wastewater Drainage Drawings - AECOM
- Appendix 6-3 – Proposed Water Supply Drawings - AECOM

CHAPTER 7 – LAND & SOILS

- Appendix 7-1 – Site Investigation Report - Priority Geotechnical Limited

CHAPTER 8 – WATER (HYDROLOGY & HYDROGEOLOGY)

- Appendix 8-1 – Site Specific Flood Risk Assessment - AECOM

CHAPTER 9 – BIODIVERSITY

- Appendix 9-1 – Biodiversity Survey Schedule – Kelleher Ecology Services
- Appendix 9-2 – Biodiversity Evaluation Scheme - Kelleher Ecology Services
- Appendix 9-3 – Invasive Third Schedule Plants Management Plan - Kelleher Ecology Services
- Appendix 9-4 – Hedgerow Field Data Recording Forms - Kelleher Ecology Services
- Appendix 9-5 – Natura Impact Statement - Kelleher Ecology Services
- Appendix 9-6 – Public Lighting

CHAPTER 10 – NOISE & VIBRATION

- N/A

CHAPTER 11 – CULTURAL HERITAGE

- Appendix 11-1 – Photographic Record – John Cronin & Associates
- Appendix 11-2 – Historic Landscape Impact Assessment – Louise Harrington Architectural Heritage & Historic Landscape Consultant
- Appendix 11-3 – Outline Conservation Method Statement for the Grotto – John Cronin & Associates

CHAPTER 12 – AIR QUALITY & CLIMATE

- Appendix 12-1 – Ambient Air Quality Standards
- Appendix 12-2 – Transport Infrastructure Ireland Significance Criteria
- Appendix 12-3 – Dust Management Plan
- Appendix 12-4 – Energy Statement - AECOM

CHAPTER 13 – POPULATION & HUMAN HEALTH

- Appendix 13-1 – Glounthaune Rail Timetable
- Appendix 13-2 – Correspondence with Department of Education and Skills, ‘Forward Planning’ Section.
- Appendix 13-3 – Mobility Management Plan – AECOM

CHAPTER 14 – INTERACTION OF IMPACTS

- N/A

CHAPTER 15 – SUMMARY OF MITIGATION MEASURES.

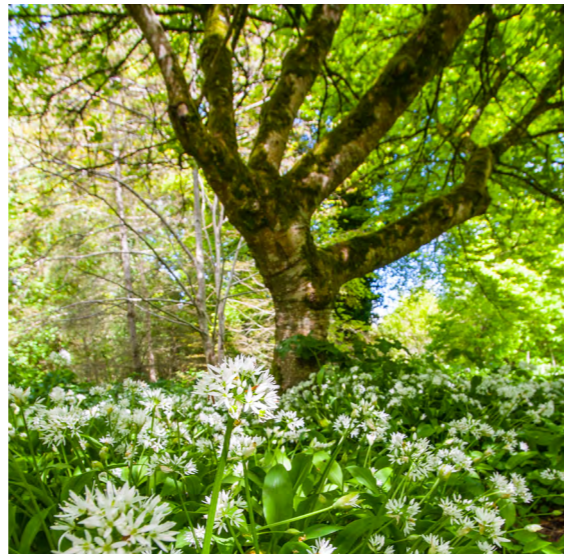
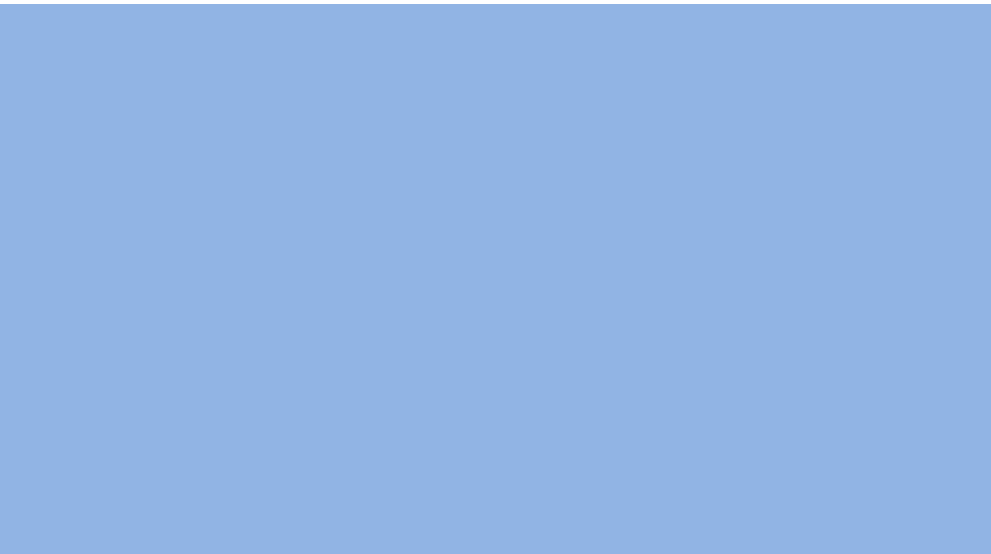
- N/A



LACKENROE SHD

APPENDIX 1

Introduction



VOLUME III | Appendices

LACKENROE SHD

APPENDIX 1-1

Scoping Letters to Statutory Bodies

VOLUME III | Appendices

The Secretary
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28 July 2021

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info@hwplanning.ie
+353 (0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No:
486211

Re: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

Dear Sir/Madam,

We act on behalf of Bluescape Limited who are preparing an application for a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork. The application will be accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). Site location maps and a proposed site layout prepared by Deady Gahan Architects accompany this letter. The purpose of this letter is to seek any additional comments An Taisce may have and that we should have regard to when preparing the EIAR for the project.

01 THE SITE

The subject lands are situated in the townland of Lackenroe to the north of the settlement of Glounthaune, approximately 10km east of Cork City. The lands of approximately 12.7 hectares in area are subdivided into 2 no. separate land parcels to the north of south of the L-2970, known locally as 'the Terrace'. The subject lands are currently in agricultural use. The proposed development represents the second phase of residential development at the wider lands with 38 no. dwellings currently under construction on foot of Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17.

02 PROPOSED DEVELOPMENT

The proposed development consists of the construction of a mixed-use residential development of 298 no. residential units consisting of 218 no. dwelling houses and 80 no. apartment/duplex units, a two storey creche, 4 no. ESB substations and all ancillary site development works. The proposed development to the north of 'the Terrace' provides for 269 no residential units comprising of 213 no. dwelling houses, 56 no. apartment/duplex units and a two storey creche. The 213 no. dwelling houses includes 4 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 3 no. 3 bedroom detached dwellings, 14 no. 3 bedroom semi-detached dwellings, 65 no. 3 bedroom townhouses and 71 no. 2 bedroom townhouses. The 56 no. apartment/duplex units contains 2 no. 3 bedroom units, 28 no. 2 bedroom units and 26 no. 1 bedroom units contained in 9 no. 3 storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a 4-storey building containing a ground floor community unit and a commercial unit with apartments at upper floor levels comprising, 14 no. 2 bedroom apartments and 10 no. 1 bedroom apartments with ancillary bicycle parking and bin stores.

Vehicular access to the lands to the north of 'the Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 with a separate secondary emergency access proposed to the L-2969 to the north. Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' and which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'. Ancillary site works include the demolition of 2 no. existing derelict dwelling houses and associated outbuildings, landscaping and servicing proposals.

03 SUMMARY

Bluescape Limited are preparing a planning application for a mixed-use Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The proposed development comprises the construction of 298 no. residential units, with ancillary creche, landscaping and public realm upgrades.

I would be grateful if you would forward any comments you may have on the proposed development to me at our office address listed below, or by email – info@hwplanning.ie. For convenience, this letter has been sent via email and hard copy to the addresses identified above.

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

Yours sincerely



Harry Walsh
HW Planning

The Secretary
Development Application Unit
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
Newtown Road,
Wexford,
Co. Wexford
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Email: Manager.DAU@chg.gov.ie

28 July 2021

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The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a 4-storey building containing a ground floor community unit and a commercial unit with apartments at upper floor levels comprising, 14 no. 2 bedroom apartments and 10 no. 1 bedroom apartments with ancillary bicycle parking and bin stores.

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

Yours sincerely



Harry Walsh
HW Planning

Ms. Alison Harvey MIPI
The Heritage Council
Aras na hOidhreachta
Church Lane
Kilkenny
R95 X264
Email: aharvey@heritagecouncil.ie

28 July 2021

Re: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

Dear Ms Harvey,

We act on behalf of Bluescape Limited who are preparing an application for a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork. The application will be accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR).. Site location maps and a proposed site layout prepared by Deady Gahan Architects accompany this letter. The purpose of this letter is to seek any additional comments The Heritage Council may have and that we should have regard to when preparing the EIAR for the project.

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The subject lands are situated in the townland of Lackenroe to the north of the settlement of Glounthaune, approximately 10km east of Cork City. The lands of approximately 12.7 hectares in area are subdivided into 2 no. separate land parcels to the north of south of the L-2970, known locally as 'the Terrace'. The subject lands are currently in agricultural use. The proposed development represents the second phase of residential development at the wider lands with 38 no. dwellings currently under construction on foot of Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17.

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The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3

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Vehicular access to the lands to the north of 'the Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 with a separate secondary emergency access proposed to the L-2969 to the north. Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' and which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'. Ancillary site works include the demolition of 2 no. existing derelict dwelling houses and associated outbuildings, landscaping and servicing proposals.

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Bluescape Limited are preparing a planning application for a mixed-use Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The proposed development comprises the construction of 298 no. residential units, with ancillary creche, landscaping and public realm upgrades.

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

Yours sincerely



Harry Walsh
HW Planning

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Harold Walsh
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486211

The Secretary
Inland Fisheries Ireland
Sunnyside House
Macroom
Co. Cork.
P12 X602
Email: macroom@fisheriesireland.ie

28 July 2021

Re: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

Dear Sir/ Madam

We act on behalf of Bluescape Limited who are preparing an application for a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork. The application will be accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). Site location maps and a proposed site layout prepared by Deady Gahan Architects accompany this letter. The purpose of this letter is to seek any additional comments Inland Fisheries Ireland may have and that we should have regard to when preparing the EIAR for the project.

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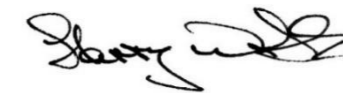
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Yours sincerely



Harry Walsh
HW Planning

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Michael Galvin - Senior Design Engineer
Irish Water
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Mallow Business Park
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Co. Cork.
Email: mgalvin@water.ie

28 July 2021

Re: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

Dear Mr Galvin,

We act on behalf of Bluescape Limited who are preparing an application for a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork. The application will be accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). Site location maps and a proposed site layout prepared by Deady Gahan Architects accompany this letter.

You will be aware that AECOM are acting as consulting engineers on the project and have been in contact with Irish Water regarding the feasibility of connecting to services. The purpose of this letter is to seek any additional comments Irish Water may have and that we should have regard to when preparing the EIAR for the project.

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Yours sincerely



Harry Walsh
HW Planning

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Harold Walsh
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Company Reg. No:

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The Secretary,
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D02 WT20
Email: info@tii.ie

28 July 2021

HW Planning

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Vehicular access to the lands to the north of 'the Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 with a separate secondary emergency access proposed to the L-2969 to the north. Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' and which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'. Ancillary site works include the demolition of 2 no. existing derelict dwelling houses and associated outbuildings, landscaping and servicing proposals.

03 SUMMARY

Bluescape Limited are preparing a planning application for a mixed-use Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The proposed development comprises the construction of 298 no. residential units, with ancillary creche, landscaping and public realm upgrades.

I would be grateful if you would forward any comments you may have on the proposed development to me at our office address listed below, or by email – info@hwplanning.ie. For convenience, this letter has been sent via email and hard copy to the addresses identified above.

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

Yours sincerely



Harry Walsh
HW Planning

The Secretary
Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10
Email: landuseplanning@tii.ie

28 July 2021

HW Planning

5 Joyce House,
Barrack Square,
Ballincollig,
Cork,
P31 KP84

www.hwplanning.ie

info@hwplanning.ie
+353 (0)21 487 3250

Directors:

Harold Walsh
Conor Frehill

Company Reg. No:

486211

Re: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

Dear Sir/Madam,

We act on behalf of Bluescape Limited who are preparing an application for a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork. The application will be accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). Site location maps and a proposed site layout prepared by Deady Gahan Architects accompany this letter. The purpose of this letter is to seek any additional comments Transport Infrastructure Ireland may have and that we should have regard to when preparing the EIAR for the project.

01 THE SITE

The subject lands are situated in the townland of Lackenroe to the north of the settlement of Glounthaune, approximately 10km east of Cork City. The lands of approximately 12.7 hectares in area are subdivided into 2 no. separate land parcels to the north of south of the L-2970, known locally as 'the Terrace'. The subject lands are currently in agricultural use. The proposed development represents the second phase of residential development at the wider lands with 38 no. dwellings currently under construction on foot of Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17.

02 PROPOSED DEVELOPMENT

The proposed development consists of the construction of a mixed-use residential development of 298 no. residential units consisting of 218 no. dwelling houses and 80 no. apartment/duplex units, a two storey creche, 4 no. ESB substations and all ancillary site development works. The proposed development to the north of 'the Terrace' provides for 269 no residential units comprising of 213 no. dwelling houses, 56 no. apartment/duplex units and a two storey creche. The 213 no. dwelling houses includes 4 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 3 no. 3 bedroom detached dwellings, 14 no. 3 bedroom semi-detached dwellings, 65 no. 3 bedroom townhouses and 71 no. 2 bedroom townhouses. The 56 no. apartment/duplex units contains 2 no. 3 bedroom units, 28 no. 2 bedroom units and 26 no. 1 bedroom units contained in 9 no. 3 storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a 4-storey building containing a ground floor community unit and a commercial unit with apartments at upper floor levels comprising, 14 no. 2 bedroom apartments and 10 no. 1 bedroom apartments with ancillary bicycle parking and bin stores.

Vehicular access to the lands to the north of 'the Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 with a separate secondary emergency access proposed to the L-2969 to the north. Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' and which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'. Ancillary site works include the demolition of 2 no. existing derelict dwelling houses and associated outbuildings, landscaping and servicing proposals.

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Bluescape Limited are preparing a planning application for a mixed-use Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The proposed development comprises the construction of 298 no. residential units, with ancillary creche, landscaping and public realm upgrades.

I would be grateful if you would forward any comments you may have on the proposed development to me at our office address listed below, or by email – info@hwplanning.ie. For convenience, this letter has been sent via email and hard copy to the addresses identified above.

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

Yours sincerely



Harry Walsh
HW Planning

The Secretary
Department of Local Government, Housing and Heritage,
Custom House,
Dublin,
D01 W6X0
Email: gcsofficer@housing.gov.ie

17 August 2021

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork,
P31 KP84

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+353 (0)21 487 3250

Directors:
Harold Walsh
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Company Reg. No:
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Re: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

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01 THE SITE

The subject lands are situated in the townland of Lackenroe to the north of the settlement of Glounthaune, approximately 10km east of Cork City. The lands of approximately 12.7 hectares in area are subdivided into 2 no. separate land parcels to the north of south of the L-2970, known locally as 'the Terrace'. The subject lands are currently in agricultural use. The proposed development represents the second phase of residential development at the wider lands with 38 no. dwellings currently under construction on foot of Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17.

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The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3

bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a 4-storey building containing a ground floor community unit and a commercial unit with apartments at upper floor levels comprising, 14 no. 2 bedroom apartments and 10 no. 1 bedroom apartments with ancillary bicycle parking and bin stores.

Vehicular access to the lands to the north of 'the Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 with a separate secondary emergency access proposed to the L-2969 to the north. Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' and which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'. Ancillary site works include the demolition of 2 no. existing derelict dwelling houses and associated outbuildings, landscaping and servicing proposals.

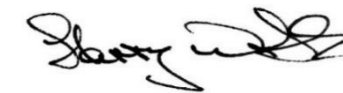
03 SUMMARY

Bluescape Limited are preparing a planning application for a mixed-use Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The proposed development comprises the construction of 298 no. residential units, with ancillary creche, landscaping and public realm upgrades.

I would be grateful if you would forward any comments you may have on the proposed development to me at our office address listed below, or by email – info@hwplanning.ie. For convenience, this letter has been sent via email and hard copy to the addresses identified above.

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

Yours sincerely



Harry Walsh
HW Planning

Minister for Housing, Local Government and Heritage
c/o The Manager, Development Applications Unit,
National Parks and Wildlife Service (NPWS),
Department of Housing, Local Government and Heritage,
Newtown Road,
Wexford,
Y35 AP90.

15 September 2021

Email: manager.dau@housing.gov.ie.

**Re: EIAR/NIS Scoping - National Parks and Wildlife Service
Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.**

Dear Sir/ Madam

We act on behalf of Bluescape Limited who are preparing an application for a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork. The application will be accompanied by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). Site location maps and a proposed site layout prepared by Deady Gahan Architects accompany this letter. The purpose of this letter is to seek any additional comments the National Parks and Wildlife Service (NPWS) may have and that we should have regard to when preparing the EIAR/NIS for the project.

01 THE SITE

The subject lands are situated in the townland of Lackenroe to the north of the settlement of Glounthaune, approximately 10km east of Cork City. The lands of approximately 12.7 hectares in area are subdivided into 2 no. separate land parcels to the north of south of the L-2970, known locally as 'the Terrace'. The subject lands are currently in agricultural use. The proposed development represents the second phase of residential development at the wider lands with 38 no. dwellings currently under construction on foot of Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17.

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The proposed development consists of the construction of a mixed-use residential development of 298 no. residential units consisting of 218 no. dwelling houses and 80 no. apartment/duplex units, a two storey creche, 4 no. ESB substations and all ancillary site development works. The proposed development to the north of 'the Terrace' provides for 269 no residential units comprising of 213 no. dwelling houses, 56 no. apartment/duplex units and a two storey creche. The 213 no. dwelling houses includes 4 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 3 no. 3 bedroom detached dwellings, 14 no. 3 bedroom semi-detached dwellings, 65 no. 3 bedroom townhouses and 71 no. 2 bedroom townhouses. The 56 no. apartment/duplex units contains 2 no. 3 bedroom units, 28 no. 2 bedroom units and 26 no. 1 bedroom units contained in 9 no. 3 storey apartment buildings, with ancillary bicycle parking and bins stores.

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03 SUMMARY

Bluescape Limited are preparing a planning application for a mixed-use Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The proposed development comprises the construction of 298 no. residential units, with ancillary creche, landscaping and public realm upgrades.

I would be grateful if you would forward any comments you may have on the proposed development to me at our office address listed below, or by email – info@hwplanning.ie. For convenience, this letter has been sent via email and hard copy to the addresses identified above.

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

Yours sincerely



Harry Walsh
HW Planning

From: [John O'Brien | HW Planning](mailto:John.O'Brien@hwplanning.ie)
To: info@corkchildcare.ie
Cc: [Harry Walsh | HW Planning](mailto:Harry.Walsh@hwplanning.ie)
Subject: Strategic Housing Development @ Lackenroe, Glounthaune, Co. Cork
Date: 28 July 2021 17:22:00
Attachments: [20151_P_1100-1104_Creche.pdf](#)
[7_Site plan - Crèche Area.pdf](#)
[20151_P_001_site location map.pdf](#)
[20151_P_002_site location map.pdf](#)
[20151_P_003_site plan compressed.pdf](#)

Dear Sir/Madam

We act on behalf of Bluescape Limited, who are currently preparing an Environmental Impact Assessment Report (EIAR) to accompany a Strategic Housing Development (SHD) of 298 no. residential units and 67 no. child creche at Lackenroe, Glounthaune, Co. Cork. In the interests of clarity I enclose a copy of the relevant site location mapping and a proposed site layout plan in addition to a creche site plan/building plan and prepared by Deady Gahan Architects.

A full development description of the proposed development is as follows:

The proposed development comprises the construction of a mixed-use residential development of 298 no. residential units consisting of 218 no. dwelling houses and 80 no. apartment/duplex units, a two storey creche, 4 no. ESB substations and all ancillary site development works at Lackenroe, Glounthaune, Co. Cork. The proposed development will be constructed on lands to the north and south of the public road, L-2970, known locally as 'the Terrace'. The proposed development to the north of 'the Terrace' provides for 269 no residential units comprising of 213 no. dwelling houses, 56 no. apartment/duplex units and a two storey creche. The 213 no. dwelling houses includes 4 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 3 no. 3 bedroom detached dwellings, 14 no. 3 bedroom semi-detached dwellings, 65 no. 3 bedroom townhouses and 71 no. 2 bedroom townhouses. The 56 no. apartment/duplex units contains 2 no. 3 bedroom units, 28 no. 2 bedroom units and 26 no. 1 bedroom units contained in 9 no. 3 storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings includes 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a 4 storey building containing a ground floor community unit and a commercial unit with apartments at upper floor levels comprising, 14 no. 2 bedroom apartments and 10 no. 1 bedroom apartments with ancillary bicycle parking and bin stores. Vehicular access to the lands to the north of 'the Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 with a separate secondary emergency access proposed to the L-2969 to the north. Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' and which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'. Ancillary site works include the demolition of 2 no. existing derelict dwelling houses and associated outbuildings, landscaping and servicing proposals

The proposed creche is located centrally within the northern field parcel and has been purposefully situated near a 'Multi-use games area'. We consider the creche is located at the most appropriate area of the site and will form a communal focal point for the development.

We welcome any comments you may have regarding the proposed.

Kind Regards

John O'Brien
Planning Consultant

HW Planning
5 Joyce House
Barrack Square,
Ballincollig, Co. Cork

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[+353 \(0\)21 4873250](tel:+3530214873250)

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From: [John O'Brien | HW Planning](mailto:John.O'Brien@education.gov.ie)
To: statistics@education.gov.ie
Cc: [Harry Walsh | HW Planning](mailto:Harry.Walsh@education.gov.ie)
Subject: Strategic Housing Development @ Lackenroe, Glounthaune, Co. Cork
Date: 28 July 2021 16:51:00
Attachments: [20151_P_001_site_location_map.pdf](#)
[20151_P_002_site_location_map.pdf](#)
[20151_P_003_site_plan_compressed.pdf](#)

Dear Sir/Madam

We act on behalf of Bluescape Limited, who are currently preparing an Environmental Impact Assessment Report (EIAR) to accompany a Strategic Housing Development (SHD) of 298 no. residential units at Lackenroe, Glounthaune, Co. Cork, In the interests of clarity I enclose a copy of the relevant site location mapping and a proposed site layout plan prepared by Deady Gahan Architects.

In preparation of the application/EIAR we are requesting if the Department of Education are in a position to share any information regarding the current available capacity of primary and secondary schools in the area and specifically in the settlements of Glounthaune, Little Island and Carrigtwohill. which we consider provides the majority of schooling needs for the settlement of Glounthaune. Due to Glounthaunes position on a high frequency railway line it is also considered that settlements such as Midleton, Glanmire and Cork City accommodate some of the schooling needs of the settlement. We also note that planning permission has been received by the Minister for Education and Skills for a new multi-schools campus at Station Road, Carrigtwohill comprising 1 no. three-storey, 1,000 pupil, post primary school and 2 no. 24 no. classrooms primary schools.

We would be most grateful if you could provide any information regarding the current capacity of schools in the area and please do not hesitate to contact us if you have any queries.

Kind Regards

John O'Brien
Planning Consultant

HW Planning
5 Joyce House
Barrack Square,
Ballincollig, Co. Cork

hwplanning.ie
[+353 \(0\)21 4873250](tel:+353(0)214873250)

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From: [John O'Brien | HW Planning](mailto:John.O'Brien@education.gov.ie)
To: caroline.whelan@education.gov.ie; seamus.cassidy@education.gov.ie
Cc: [Harry Walsh | HW Planning](mailto:Harry.Walsh@education.gov.ie)
Subject: Strategic Housing Development @ Lackenroe, Glounthaune, Co. Cork
Date: 30 August 2021 15:28:00
Attachments: [20151_P_001_site_location_map.pdf](#)
[20151_P_002_site_location_map.pdf](#)
[20151_P_003_site_plan_compressed.pdf](#)

Dear Ms Whelan/Mr Cassidy,

I was advised to contact the 'Forward Planning' section at the Department of Education regarding my query below.

We act on behalf of Bluescape Limited, who are currently preparing an Environmental Impact Assessment Report (EIAR) to accompany a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork, In the interests of clarity I enclose a copy of the relevant site location mapping and a proposed site layout plan prepared by Deady Gahan Architects.

In preparation of the SHD application/EIAR we are querying if the Department of Education are in a position to share any information regarding the current available spare capacity of primary and secondary schools in the area, and specifically in the settlements of Glounthaune, Glanmire, Little Island and Carrigtwohill which we consider provides the majority of schooling needs for the settlement of Glounthaune. Below is a list of both primary and secondary schools in the vicinity which we consider will cater for the educational needs of the proposed development.

Settlement **Primary School**

Glounthaune	Glounthaune National School, Ballynaron, T45 AX78
Glounthaune	Gaelscoil Ui Drisceoil, Dunkettle, T45 YY19
Little Island	Little Island National School, Castlevew, T45 VA49
Carrigtwohill	Scoil Mhuire Naofa, Tara Court, T45 AK65
Carrigtwohill	Scoil Chlochair Mhuire National School, Main Street,T45 VX82
Carrigtwohill	Scoil Chliodhna Community National School, Carrigtwohill GAA Grounds, T45 P282
Glanmire	Scoil Chill Ruadhain Brooklodge NS, Hazelwood Rd, Brooklodge, Co. Cork. T45CA19

Settlement **Post-Primary School**

Carrigtwohill	St Aloysius College, Main Street, T45 CF61
Carrigtwohill	Carrigtwohill Community College, Fota Business Park, T45 XN23
Glanmire	Glanmire Community College, Brooklodge, Glanmire, T45W965

We would be most grateful if you could provide any information regarding the current spare capacity of schools in the area and please do not hesitate to contact us if you have any queries.

Kind Regards

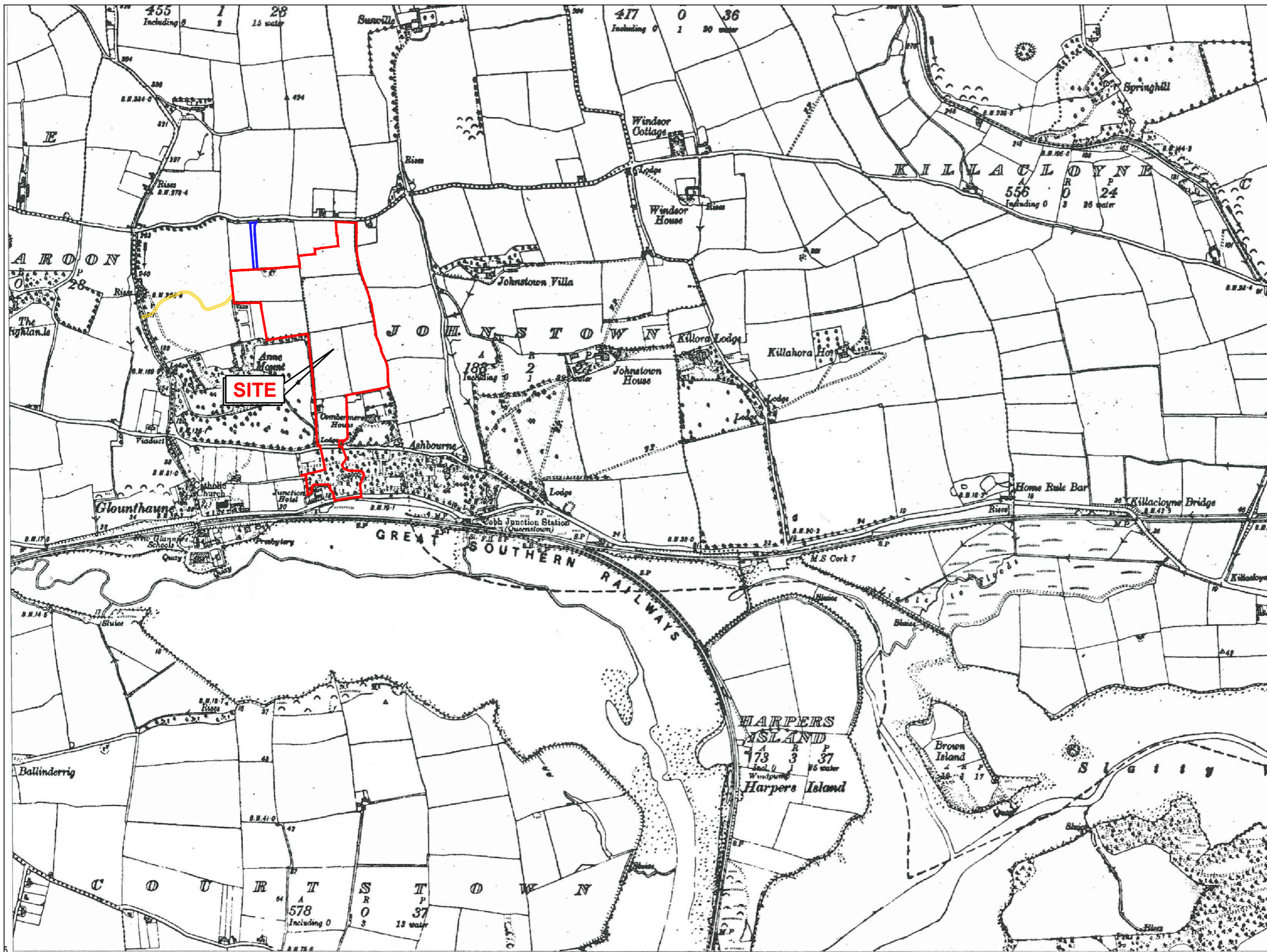
John O'Brien
Planning Consultant

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MAP DETAILS

DESCRIPTION

MAP SCALES
6inch
CK075



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On behalf of Ordnance Survey Ireland,
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cead i scríbhinn roimh ré ó úinéir an chóiprít.
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P1	Issue for Planning	16.07.21
No.	Revision/Issue	Date

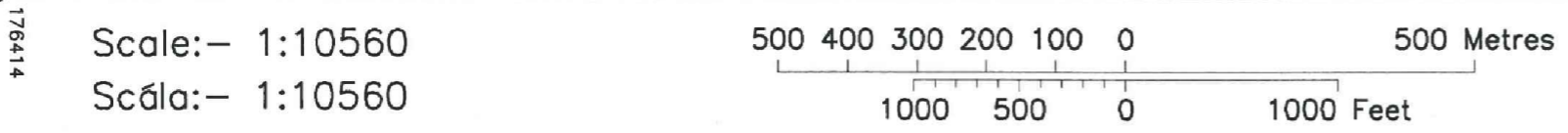
Firm Name and Address

DEADY SAHAN
DDG
ARCHITECTS

EASTGATE VILLAGE, LITTLE ISLAND, CORK
T: 021 4355016 W: WWW.DGARCHITECTS.IE
EMAIL: INFO@DGARCHITECTS.IE

Project Name and Address
Proposed Residential Development
At Townlands of Lackenroe,
Glounthaune, Co. Cork

Drawing Title	Date
SITE LOCATION MAP	26.05.21
Drawing No.	Drawn
20151P/001	SF
Scale	Sheet No.
1:10560 @ A3	1 of 1



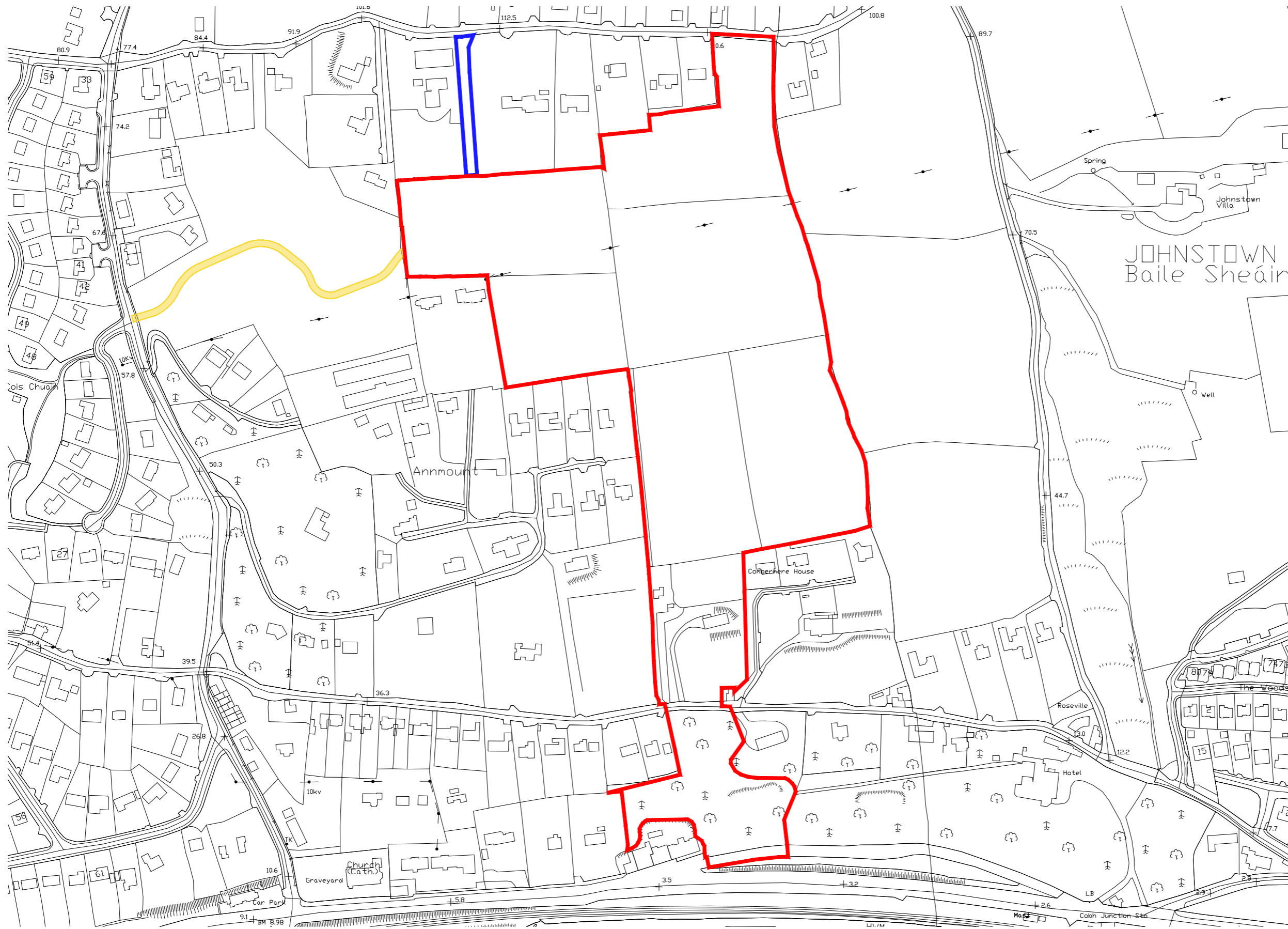
Plot Ref. No. 42889_1_7
Plot Date 03-FEB-2006



SITE LOCATION MAP
SCALE 1:10560

RIGHT OF WAY DENOTES PLANNING APPLICATION BOUNDARY DENOTES LANDS WITHIN APPLICANT'S OWNERSHIP EDGED BLUE

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GOVERNMENT OF IRELAND



SITE LOCATION MAP
SCALE 1:2500@A2



- DENOTES APPLICATION BOUNDARY EDGED RED
- DENOTES LANDS WITHIN APPLICANTS OWNERSHIP EDGED BLUE
- RIGHT OF WAY

MAP DETAILS

Output Format:
DWG_35_LEVEL

Output File:
V_00_25285667_0000001.DWG

Map Series:
1:2500

6340-C
REVISION DATE = 30-Mar-2016
SURVEY DATE = 01-Oct-1992
LEVELLED DATE = 31-Dec-1962

Clip Extent:
LLX,LLY = 576421,573222
LRX,LRY = 577871,573222
ULX,ULY = 576421,574135
URX,URY = 577871,574135

Projection:
ITM

ITM Centre Point Co-ordinate:
X,Y = 577146,573678

Extraction Date:
31-Jan-2017

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No.	Revision/Issue	Date
P1	ISSUE FOR PLANNING	16.07.21

Firm Name and Address

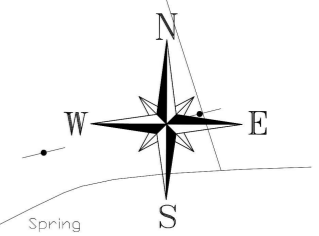
DEADY SAHAN
DDG
ARCHITECTS

EASTGATE VILLAGE, LITTLE ISLAND, CORK
T: 021 4335016 W: WWW.DDARCHITECTS.IE
EMAIL: INFO@DDARCHITECTS.IE

Project Name and Address
PROPOSED RESIDENTIAL DEVELOPMENT AT TOWNLAND OF LACKENROE GLOUNTHAUNE, CO. CORK

Drawing Title SITE LOCATION MAP	Date 11.05.21
Drawing No. 20151/P/002	Drawn SF
Scale 1:2500 @ A2	Sheet No. 2 OF 2

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
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 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



JOHNS Baile

ADJOINING DEVELOPMENT PERMITTED BY CORK COUNTY COUNCIL UNDER PLANNING REF.: 17/5699 (AN BORD PLEANALA REF.: ABP-300128-17)
 SUBSEQUENT AMENDMENTS TO ORIGINAL PERMITTED DEVELOPMENT UNDER PLANNING REF.: 18/6312 & 20/5864



SCHEDULE OF ACCOMMODATION			
UNIT TYPE	AREA	No. of UNITS	
A 2 & 3 BED DETACHED (5 & 4 PERSONS)	A1 (4 beds - 2 persons)	1725 m ² / 1851 SF	4
	A2 (4 beds - 2 persons)	1705 m ² / 1830 SF	1
	A3 (3 beds with study - 3 persons)	1524 m ² / 1648 SF	1
	A4 (3 beds bunkroom - 3 persons)	1223 m ² / 1314 SF	2
	TOTAL		8
B 4 BED SEMI-DETACHED (7 PERSONS)	B1	1444 m ² / 1554 SF	20
	B2	1434 m ² / 1543 SF	14
	B3	1446 m ² / 1556 SF	44
	TOTAL		78
C 4 BED TOWNHOUSE (7 PERSONS)	C1	1263 m ² / 1361 SF	10
	C2	1263 m ² / 1361 SF	2
	TOTAL		12
D 3 BED SEMI-DETACHED (5 & 4 PERSONS)	D1	1143 m ² / 1229 SF	4
	D2	1225 m ² / 1313 SF	4
	D3	1143 m ² / 1229 SF	4
	TOTAL		12
E 3 BED TOWNHOUSE (5 & 4 PERSONS)	E1	1047 m ² / 1124 SF	25
	E2	802 m ² / 857 SF	18
	E3	1032 m ² / 1107 SF	9
	E4	1047 m ² / 1124 SF	4
	E5	1143 m ² / 1229 SF	4
	E6	1047 m ² / 1124 SF	4
	TOTAL		67
F 3 BED TOWNHOUSE (4 PERSONS)	F1	1445 m ² / 1554 SF	23
	F2	1445 m ² / 1554 SF	23
	TOTAL		46
TOTAL NO. OF HOUSES 208 (179,271)			

DUPLICATE APARTMENTS (OWN DOOR)			
UNIT TYPE	AREA	No. of UNITS	
G 1 BED OF APARTMENT (2 PERSONS)	G1	51.8 m ² / 553 SF	4
	TOTAL		4
H 2 BED DUPLICATE APARTMENT (4 PERSONS)	H1	85.7 m ² / 917 SF	4
	TOTAL		4
J 1 BED OF APARTMENT (2 PERSONS)	J1	53.3 m ² / 571 SF	9
	J2	53.3 m ² / 571 SF	3
	J3	53.3 m ² / 571 SF	4
	TOTAL		16
K 2 BED DUPLICATE APARTMENT (4 PERSONS)	K1	85.7 m ² / 917 SF	5
	K2	85.7 m ² / 917 SF	8
	K3	85.7 m ² / 917 SF	3
	TOTAL		16
L 2 BED OF APARTMENT (2 PERSONS)	L1	72.5 m ² / 779 SF	2
	TOTAL		2
M 2 BED DUPLICATE APARTMENT (4 PERSONS)	M1	105.7 m ² / 1130 SF	2
	TOTAL		2

APARTMENTS (BLOCKS)			
UNIT TYPE	AREA	No. of UNITS	
1 BED APPT	2177.0 m ²	10	10
2 BED APPT	3177.0 m ²	14	14
3 BED APPT	1477.0 m ²	14	14
TOTAL NO. OF APARTMENTS			38 (24,472)

TOTAL NO. OF APARTMENTS			
UNIT TYPE	AREA	No. of UNITS	
1 BED APPT	2177.0 m ²	10	10
2 BED APPT	3177.0 m ²	14	14
3 BED APPT	1477.0 m ²	14	14
TOTAL NO. OF APARTMENTS			38 (24,472)

TOTAL NO. OF UNITS			
UNIT TYPE	AREA	No. of UNITS	
1 BED APPT	2177.0 m ²	10	10
2 BED APPT	3177.0 m ²	14	14
3 BED APPT	1477.0 m ²	14	14
TOTAL NO. OF UNITS			38 (24,472)

Note
 • Please refer to landscape proposal for public realm, open space & external boundaries information
 • Please refer to boundary treatment drawing (Dwg - 20151/P/004) for all internal boundary treatments

- Character Area 1 (natural stone + off-white render)
- Character Area 2 (beige brick + beige render)
- Character Area 3 (red brick + off-white render)
- Character Area 4 (natural stone, beige brick + off-white/beige render)

KEY:

- SITE BOUNDARY
- ADJACENT LANDS IN APPLICANT'S OWNERSHIP

date	rev	name	chk	note
20.07.21	L	LM	EJG	ISSUE FOR INFORMATION

DEADY GAHAN ARCHITECTS

EASTGATE VILLAGE, LITTLE ISLAND, CORK
 T: 021 4355016 W: WWW.DGARCHITECTS.IE
 EMAIL: INFO@DGARCHITECTS.IE

Project
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT TOWNLANDS OF LACKENROE, GLOUNTHAUNE, CO CORK

Drawing title			
PROPOSED SITE PLAN			
Scale 1:1000 @ A0	Drawn LM	Checked EJG	Date 03.05.21
Project No. 20151	Dwg. No. 20151/SK/003	Revision L	Tender
Information / Comments		Construction	

PROPOSED SITE PLAN
 SCALE 1:1000 @ A0

LACKENROE SHD

APPENDIX 1-2

Scoping Responses from Statutory Bodies

VOLUME III | Appendices

From: [Customer Service](#)
To: [John O'Brien | HW Planning](#)
Subject: RE: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.
Date: 06 August 2021 08:46:29

Dear Mr O'Brien,

Thank you for contacting Customer Service.

As per transfer of functions which took place in November your query would no longer fall under the remit of this Departments but under the Department of Local Government, Housing and Heritage.

They can be contacted at qcofficer@housing.gov.ie or on 01-888 2000.

Kind regards,

Ashling OConnor
Customer Services

An Roinn Turasóireachta, Cultúir, Ealaíon, Gaeltachta, Spóirt agus Meán
The Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
23 Sráid Chill Dara, Baile Átha Cliath2, D02 TD30
23 Kildare Street, Dublin 2, D02 TD30

From: John O'Brien | HW Planning [mailto:jobrien@hwplanning.ie]
Sent: Thursday 5 August 2021 17:35
To: Customer Service <Customer.Service@tcagsm.gov.ie>
Cc: Info <info@hwplanning.ie>
Subject: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

Dear Sir/Madam

Please see attached regarding a proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.
The attached have also been sent to you via hard copy

Kind Regards

John O'Brien
Planning Consultant

HW Planning
5 Joyce House
Barrack Square,
Ballincollig, Co. Cork

hwplanning.ie
[+353 \(0\)21 4873250](tel:+353(0)214873250)

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From: [Housing_Qcsofficer](#)
To: [John O'Brien | HW Planning](#)
Subject: Automatic reply: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.
Date: 17 August 2021 11:01:23

A Chara

Thank you for your email to the Quality Customer Service mailbox of the Department of Housing, Local Government and Heritage. We will examine your query and endeavour to resolve it within 15 working days, in accordance with our Customer Charter.

We will use the information and details you have provided to us to examine and respond to your query. Your email will be kept in the QCS mailbox which is password protected and accessible only to those officials working on the QCS account. Emails to this account are retained for no longer than one year, unless it is necessary to retain them for a longer period in the context of the ongoing resolution of an issue.

Go raibh maith agat as ucht do ríomhphoist chuig Seirbhís Ardchaighdeáin do Chustaiméirí na Roinne Tithíochta, Rialtais Áitiúil agus Oidhreachta. Bíonn sé d'aidhm againn do cheist a fhreagairt faoi cheann 15 lá oibre.

Kind regards

Quality Customer Service Office

From: [Michael McPartland](#)
To: [John O'Brien | HW Planning](#)
Subject: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.
Date: 11 August 2021 10:37:26

John

Thank you for your recent notification of the above-mentioned proposal.

It appears it is proposed to dispose of septic effluent from the development to the public sewer. IFI would ask that Irish Water signifies there is sufficient capacity in existence so that it does not overload either hydraulically or organically existing treatment facilities or result in polluting matter entering waters. Should this not be the case then please forward proposals for alternative treatment and disposal options.

IFI would ask that there be no interference with, bridging, draining, or culverting of any watercourse its banks or bankside vegetation to facilitate this development without the prior approval of IFI.

Michael Mc Partland
Senior Fisheries Environmental Officer.

Iascach Intíre Éireann
Inland Fisheries Ireland

Tel + 353 (0)26 412 21/2
Fax + 353 (0)26 412 23
Email michael.mcpartland@fisheriesireland.ie
Web www.fisheriesireland.ie

Sunnyside House, Macroom, Co. Cork, Ireland. P12 X602

Help Protect Ireland's Inland Fisheries

From: John O'Brien | HW Planning <jobrien@hwplanning.ie>
Sent: Thursday 5 August 2021 17:27
To: Macroom Info <Macroom@fisheriesireland.ie>
Cc: Info <info@hwplanning.ie>
Subject: Proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork.

Dear Sir/Madam

Please see attached regarding a proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The attached have also been sent to you via hard copy.

Kind Regards

John O'Brien
Planning Consultant

HW Planning
5 Joyce House
Barrack Square,
Ballincollig, Co. Cork

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From: [INFO](#)
To: [John O'Brien | HW Planning](#)
Subject: EIA scoping - proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. TII Ref: TII21-114252.
Date: 11 August 2021 15:02:30
Attachments: [image001.png](#)

Dear Mr. O'Brien,

Thank you for your email of 5 August 2021 regarding an EIA scoping exercise for a proposed Strategic Housing Development at Lackenroe, Glounthaune, Co. Cork. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants in respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it, given its status and duties as a statutory consultee under the Planning Acts.

The approach to be adopted by TII in making such submissions or comments in relation to TII's national roads functions, will seek to uphold official policy and guidelines as outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at www.TII.ie.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

It is noted that the subject site is in Glounthaune. It is likely that a development of the scale proposed will result in additional car trips materialising on the strategic national road network in the vicinity. 'Project Ireland 2040 -National Development Plan, 2018 – 2027', outlines the investment priority to ensure that the existing extensive transport networks, which have been greatly enhanced over the last two decades, are maintained to a high level, to ensure quality levels of service, accessibility and connectivity to transport users. Government also includes the objective to maintain the strategic capacity and safety of the national road network, including planning for future capacity enhancements, in National Strategic Outcome 2 of the 'National Planning Framework'. The above should be reflected in the preparation of any planning application in the area concerned.

With respect to scoping issues, the recommendations indicated below provide only general guidance, which would be provided for the preparation of an EIA and which may affect the national road network.

The developer/scheme promoter should have regard, inter alia, to the following:

- Consultations should be had with the relevant Local Authority/National Roads Design Office with regard to the locations of existing and future national road schemes in the vicinity.
- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in proximity to the proposed development.
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport

Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site, with reference to impacts on the national road network and junctions of lower category roads with national roads.

TII's 'Traffic and Transport Assessment Guidelines' (2014) should be referred to in relation to proposed development, with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the NRA/TII TTA Guidelines, which address requirements for sub-threshold TTA.

Transport analysis should also consider:

- The 'Cork Metropolitan Transport Strategy'.
 - All road users not just private cars.
 - Modal share targets should be outlined and how any PT/Walking/Cycling modal share is to be accommodated.
 - Measures proposed to reduce car dependency should be outlined.
 - Consider and address cumulative impacts of other development and impacts on national road capacity.
 - A mobility management plan for the development to accompany the transport assessment.
-
- The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required.
 - The developer should have regard to any Environmental Impact Statement and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should, in particular, have regard to any potential cumulative impacts.
 - The developer, in preparing EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works).
 - The developer, in preparing EIAR, should have regard to TII's Environmental Assessment and Construction Guidelines, including the 'Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes' (National Roads Authority NRA), 2006).
 - The EIAR should consider the 'Environmental Noise Regulations 2006' (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority (see 'Guidelines for the Treatment of Noise and Vibration in National Road Schemes' (1st Rev., NRA, 2004)).

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practice.

I hope that this information is of assistance to you.

Yours sincerely,

Alban Mills

Senior Regulatory and Administration Executive



Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <http://www.tii.ie/about/>

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Córas r-phoist BIE: Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus beartaithe lena n-úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúil do postmaster@tii.ie, le do thoil, agus scríos an ríomhphost bunaidh agus aon cheangaltáin.