

The Secretary
Strategic Housing Section
An Bord Pleanála
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15 December 2021

HW Planning

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Director:

Harold Walsh

Company Reg. No:

486211

Re: Strategic Housing Development Application.

The construction of a mixed-use residential development of 289 no. residential units consisting of 201 no. dwelling houses and 88 no. apartment/duplex units, a two storey creche, and all ancillary site development works at Lackenroe and Johnstown (townlands), Glounthaune, Co. Cork.

Dear Mr. Sir/Madam

We act on behalf of Bluescape Limited who are submitting an application for a Strategic Housing Development (SHD) at Lackenroe and Johnstown (townlands), Glounthaune, Co. Cork

PROPOSED DEVELOPMENT

The proposed development consists of the construction of a mixed-use residential development of 289 no. residential units consisting of 201 no. dwelling houses and 88 no. apartment/duplex units, a two storey creche, 4 no. ESB substations and all ancillary site development works. The proposed development will be constructed on lands to the north and south of the public road, L-2970, known locally as 'the Terrace'. A portion of the site to the south of 'the Terrace' was formerly within Ashbourne Garden and is considered to be within the curtilage and attendant grounds of Ashbourne House, which is a Protected Structure (Ref 00498).

The proposed development to the north of 'the Terrace' provides for 260 no. residential units comprising of 196 no. dwelling houses, 64 no. apartment/duplex units and a two storey creche. The 196 no. dwelling houses includes 5 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 2 no. 3 bedroom detached dwellings, 22 no. 3 bedroom semi-detached dwellings, 47 no. 3 bedroom townhouses and 64 no. 2 bedroom townhouses. The 64 no. apartment/duplex units contains 5 no. 3 bedroom units, 32 no. 2 bedroom units and 27 no. 1 bedroom units contained in 6 no. three 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 four-storey mixed-use building containing a ground floor community unit and a commercial unit with apartments at ground and upper floor levels comprising 3 no. 3 bedroom units, 7 no. 2 bedroom units and 14 no. 1 bedroom units with ancillary rooftop terrace, car parking, bicycle parking and bin stores.

Vehicular access to 2 no. dwellings in the lands to the north of 'the Terrace' will be provided via an upgraded entrance from 'the Terrace' with vehicular access to the remainder of dwellings in the lands to the north of 'the Terrace' 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. A separate secondary emergency access is also proposed from 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' which will include a signalised pedestrian crossing and associated traffic calming measures on 'the Terrace'.

Ancillary site works include the demolition of 1 no. existing derelict dwelling house and associated outbuildings, landscaping and servicing proposals including the realignment of the existing pedestrian/cycle route on Johnstown Close, the undergrounding of existing overhead lines, upgrade of the storm and foul sewer network to the south and east of the subject lands along 'the Terrace' and Johnstown Close (L-3004).

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have also been prepared in respect of the proposed development.

CONTEXT

The applicants acknowledge the Board's Opinion, issued in July 2019 (Ref: ABP-304468-19) which stated that the documents submitted with the request to enter into consultations required further consideration and amendment to constitute a reasonable basis for an application for strategic housing development. A full and detailed response to the above referenced opinion of An Bord Pleanála in response to the pre-consultation application is outlined in the accompanying '*Planning Statement & Response to ABP Opinion*' report prepared by HW Planning. Additional supporting materials have also been provided in response to the opinion as outlined in the accompanying schedule of documents, including a '*Material Contravention Statement*' prepared by HW Planning.

As requested in the Board's Opinion, 304468-19, the Minister for Culture, the Heritage Council, An Taisce and Irish Water have been notified as statutory consultees, that the application has been submitted. During the scoping stage of the EIAR, we were advised that some functions of the Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media have been transferred to the Department of Housing, Local Government and Heritage. In the interests of clarity and transparency, the Minister for Housing, Local Government and Heritage has also been notified, and invited to make any submissions or observations regarding same.

In accordance with the SHD legislation, 2 no. print and 3 no digital copies of the application and EIAR are enclosed. A full schedule of the plans and particulars that accompany this application are enclosed with this cover letter in addition to a cheque in the appropriate amount of €63,704.40.

The application plans and particulars can also be viewed online at the following website:
www.LackenroeSHD.ie.

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



Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', written in a cursive style.

Harry Walsh
HW Planning

Bluescape Ltd

Lackenroe SHD

SHD Application Document Schedule

Discipline

Design Team

Document

Planning

HW Planning

Cover Letter - An Bord Pleanála
Cover Letter - Cork County Council
Completed Application Form
Site Notice
Press Notice
Letters of Consent
Minutes of Section 247 meetings
Cover Letters (Statutory Consultees as specified by ABP in their opinion)
Planning Statement & Response to ABP Opinion
Statement of Consistency
Material Contravention Statement
Community and Social Infrastructure Assessment (Includes Childcare Demand Report)
Part V Proposal

Architectural

Deady Gahan Architects

Architectural Design Statement
Schedule of Accommodation/Housing Quality Assessment
Universal Design Statement
Site Location Map
Site Layout Plans
Existing Site Plan
Site Sections

		<p>DMURS Street Hierarchy Plan</p> <p>Vehicle Parking Plan</p> <p>Taken in Charge Drawing</p> <p>Phasing Plan</p> <p>All Building plans, elevations, sections etc.</p>
Engineering & Traffic	MHL & Associates Consulting Engineers	Traffic and Transport Assessment (Appendix 5-1 of EIAR)
	Bruton Consulting Engineers	Road Safety Audit
	AECOM	<p>Site Specific Flood Risk Assessment</p> <p>Outline Construction and Environmental Management Plan</p> <p>Outline Construction and Demolition Waste Management Plan</p> <p>Infrastructure Report</p> <p>Statement of DMURS Compliance</p> <p>Constraints Reports 1 - Site Permeability</p> <p>Constraints Reports 2 - Layout</p> <p>Energy Statement</p> <p>Plans, sections and technical details</p> <p>Public Lighting Strategy</p> <p>Energy Statement (Appendix 12-4 of EIAR)</p> <p>Mobility Management Plan (Appendix 13-3 of EIAR)</p>
Ecology	Kelleher Ecology Services	Natura Impact Statement

Landscape, Visual & Arboriculture	Cunnane Stratton Reynolds	Landscape Masterplan & Sections Heritage Trees Plan Wayfinding Plan Tree Removal Plan Landscape Design Rationale Statement Tree Surveys and Arboriculture Reports
Visualisation	G-Net	Photomontages (Included within Chapter 4 of EIAR)
Building Lifecycle	Aramark	Building Lifecycle Report
<u>EIAR</u> Volume I -EIAR Non-Technical Summary Volume II – EIAR (15 chapters) Volume III – EIAR Appendices	<u>Chapter Author</u> HW Planning HW Planning HW Planning Cunnane Stratton Reynolds MHL & Associates AECOM AECOM AECOM Kelleher Ecology AWN Consulting John Cronin & Associates AWN Consulting HW Planning HW Planning HW Planning	<u>Chapter</u> Chapter 1 - Introduction Chapter 2 - Project Description Chapter 3 - Alternatives Considered Chapter 4 - Landscape & Visual Chapter 5 - Material Assets – Traffic & Transportation Chapter 6 - Material Assets – Services, Infrastructure & Utilities Chapter 7 - Land & Soils Chapter 8 - Water (Hydrology and Hydrogeology) Chapter 9 - Biodiversity Chapter 10 - Noise & Vibration Chapter 11 - Cultural Heritage Chapter 12 - Air Quality & Climate Chapter 13 - Population & Human Health Chapter 14 - Interaction of Significant Impacts Chapter 15- Summary of Mitigation Measures