

The Secretary
Development Application Unit
c/o The Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media.
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
23 Kildare Street,
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15th December 2021

HW Planning
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Co. Cork

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+353 (0)21 487 3250

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, community units and all ancillary site development works at Lackenroe and Johnstown (townlands), Glounthaune, Co. Cork.

Dear 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 a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

PURPOSE OF LETTER

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that 'The Minister for Culture (Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media)' be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media have advised that their preferred method of receipt of the application is via electronic copy. Please find enclosed a digital copy of the application and EIAR on USB. A full schedule of the plans and particulars that accompany the application are also enclosed with this cover letter.

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 that the application has been submitted and invited to make any submissions or observations regarding same.

The application plans and particulars can also be viewed online at www.LackenroeSHD.ie. 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.

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', with a stylized flourish at the end.

Harry Walsh
HW Planning

Bluescape Ltd

Lackenroe SHD

SHD Application Document Schedule

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Ms. Alison Harvey MIPI
The Heritage Council
Aras na hOidhreachta
Church Lane
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Dear Ms Harvey

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 and a Natura Impact Statement have been prepared in respect of the proposed development.

PURPOSE OF LETTER

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that The Heritage Council be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The Heritage Council have advised that their preferred method of receipt of the application is via electronic copy. Please find enclosed a digital copy of the application and Environmental Impact Assessment Report on USB. A full schedule of the plans and particulars that accompany the application are also enclosed with this cover letter.

The application plans and particulars can also be viewed online at www.LackenroeSHD.ie. 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.

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

Yours sincerely



Harry Walsh
HW Planning

Bluescape Ltd

Lackenroe SHD

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The Secretary
An Taisce – The National Trust for Ireland
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D08 X2A3
Email: info@antaisce.org

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An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

PURPOSE OF LETTER

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that An Taisce be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

An Taisce have advised that their preferred method of receipt of the application is via electronic copy. Please find enclosed a digital copy of the application and Environmental Impact Assessment Report on USB. A full schedule of the plans and particulars that accompany the application are also enclosed with this cover letter.

The application plans and particulars can also be viewed online at www.LackenroeSHD.ie. 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.

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Yours sincerely



Harry Walsh
HW Planning

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

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Irish Water have advised that their preferred method of receipt of the application is via electronic copy. Please find enclosed a digital copy of the application and Environmental Impact Assessment Report on USB. A full schedule of the plans and particulars that accompany the application are also enclosed with this cover letter.

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Minister's Office,
Department of Housing, Local Government and Heritage,
Custom House,
Custom House Quay,
Dublin,
D01 W6X0
Email: gcsofficer@housing.gov.ie

15th 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, community units and all ancillary site development works at Lackenroe and Johnstown (townlands), Glounthaune, Co. Cork.

Dear 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 and a Natura Impact Statement have been prepared in respect of the proposed development.

PURPOSE OF LETTER

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that The Minister for Culture be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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, we wish to notify the Minister for Housing, Local Government and Heritage that the application has been submitted. The Department of Housing, Local Government and Heritage have advised that their preferred method of receipt of the application is via electronic copy. Please find enclosed a digital copy of the application and Environmental Impact Assessment Report on USB. A full schedule of the plans and particulars that accompany the application are also enclosed with this cover letter.

The application plans and particulars can also be viewed online at www.LackenroeSHD.ie. 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.

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', with a stylized flourish at the end.

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

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