

CLOGHROE SHD

VOLUME III | APPENDICES



 **CLOGHROE**
DEVELOPMENT LTD

ATKINS
Member of the SNC-Lavalin Group

 **awnconsulting**

 **DG**
ARCHITECTS

 **Forestbird Design**
landscape architecture | landscape planning | environmental design

 **HWP**
hw planning

Irish Hydrodata Limited



JOHN CRONIN & ASSOCIATES
ARCHITECTURE | INTERIORS | LANDSCAPE PLANNING

 **MHL**

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An architectural rendering of a modern residential development. The scene features a multi-story brick building with large windows and balconies on the left. A paved parking lot with several cars is in the center. To the right, there is a green lawn with a playground structure and a few people walking. The background shows a line of trees under a blue sky with light clouds. The entire image is overlaid with a semi-transparent green filter.

APPENDIX 01

Introduction

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

The Secretary
An Taisce – The National Trust for Ireland
Tailors' Hall
Back Lane
Dublin
D08 X2A3
Email: info@antaisce.org

20 August 2021

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Barrack Square,
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Directors:
Harold Walsh
Conor Frehill

Company Reg. No:
486211

Re: Proposed Mixed-Use Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork.

Dear Sir/Madam,

We act on behalf of Cloghroe Development Limited who are preparing an application for a Strategic Housing Development (SHD) at Coolflugh, Cloghroe, Tower, 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 site of approximately 7.5 hectares in area is situated in the townland of Coolflugh to the southwest of the joint settlements of Cloghroe/Tower, approximately 4km southwest of Blarney. The lands are currently in agricultural use and are irregular in shape consisting of two separate field parcels. The site is bounded to the east by the R617 regional road linking Cloghroe to Blarney and to the south by the Senandale residential development. To the north is a mix of open agricultural lands and one-off dwelling houses with further undeveloped agricultural fields to the west.

The site is situated proximate to several local services and amenities including, within short walking distance to Cloghroe National School and Cloghroe Church to the southeast of the site. The site is also situated immediately adjacent to an existing bus stop serving as the terminus of the No. 215 Cloghroe – Mahon Point bus route providing a half hourly service to urban centres including Blarney, Blackpool, the City Centre and Mahon.

02 PROPOSED DEVELOPMENT

The proposed development consists of the construction of a mixed-use residential and retail development and all ancillary site development works, including the demolition of 2 no. existing agricultural structures. The proposed residential development comprises the construction of 198 no. residential units, two storey creche, two storey café building, ESB substations, and single storey retail food store. The proposed development provides for 117 no. dwelling houses consisting of 5 no. 4 bedroom detached houses, 44 no. 4 bedroom semi-detached houses, 8 no. 4 bedroom townhouses,

14 no. 3 bedroom semi-detached houses, 24 no. 3 bedroom townhouses and 22 no. 2 bedroom townhouses. The proposed development includes 81 no. apartment/duplex units consisting of 2 no. 3 bedroom, 35 no. 2 bedroom and 44 no. 1 bedroom units. 79 no. of the proposed apartment/duplex units will be provided in 6 no. 3 storey apartment buildings with ancillary communal areas and bicycle parking facilities. 2 no. apartment units will be provided at first floor level of a proposed café building to the south of the site.

The proposed retail development consists of a single storey retail food store with a net sales area of 1,315 m² which includes the sale of alcohol for consumption off premises, totem sign and ancillary building signage, servicing areas, surface car park and bicycle parking facilities. The proposed development includes a proposed two storey café building with café on ground floor and 2 no. apartments at first floor level.

Access to the proposed development will be via 2 no. entrances from the R617, one which will serve the proposed residential development and one to serve the proposed retail development. A separate pedestrian entrance is to be provided from the existing cul-de-sac to the north east of the site. The proposed development makes provision for the upgrade of the R617, including the installation of footpath/cycle infrastructure, signalised pedestrian crossing and the relocation of the existing public bus stop to the west of the R617. Ancillary site development works include flood defence works, public realm upgrades, amenity walks, public open spaces and an urban plaza to the east of the proposed retail unit.

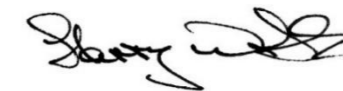
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Please do not hesitate to contact us if you have any queries.

Yours sincerely



Harry Walsh
HW Planning

The Secretary
Development Application Unit
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
Newtown Road,
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20 August 2021

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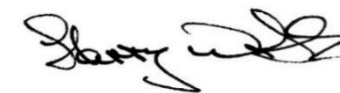
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Yours sincerely



Harry Walsh
HW Planning

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

20 August 2021

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Harry Walsh
HW Planning

Ms. Alison Harvey MIPI
The Heritage Council
Aras na hOidhreachta
Church Lane
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20 August 2021

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

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The Secretary,
National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2,
D02 WT20

20 August 2021

Email: press@nationaltransport.ie

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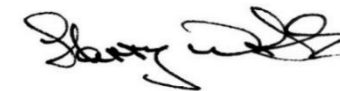
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HW Planning

The Secretary
Office of Public Works,
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Email: info@opw.ie

20 August 2021

HW Planning
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Barrack Square,
Ballincollig,
Cork,
P31 KP84

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Directors:
Harold Walsh
Conor Frehill

Company Reg. No:
486211

Re: Proposed Mixed-Use Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork.

Dear Sir/Madam,

We act on behalf of Cloghroe Development Limited who are preparing an application for a Strategic Housing Development (SHD) at Coolflugh, Cloghroe, Tower, 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 Office of Public Works, may have and that we should have regard to when preparing the EIAR for the project.

01 THE SITE

The subject site of approximately 7.5 hectares in area is situated in the townland of Coolflugh to the southwest of the joint settlements of Cloghroe/Tower, approximately 4km southwest of Blarney. The lands are currently in agricultural use and are irregular in shape consisting of two separate field parcels. The site is bounded to the east by the R617 regional road linking Cloghroe to Blarney and to the south by the Senandale residential development. To the north is a mix of open agricultural lands and one-off dwelling houses with further undeveloped agricultural fields to the west and an existing stream running along the sites western boundary.

The site is situated proximate to several local services and amenities including, within short walking distance to Cloghroe National School and Cloghroe Church to the southeast of the site. The site is also situated immediately adjacent to an existing bus stop serving as the terminus of the No. 215 Cloghroe – Mahon Point bus route providing a half hourly service to urban centres including Blarney, Blackpool, the City Centre and Mahon.

02 PROPOSED DEVELOPMENT

The proposed development consists of the construction of a mixed-use residential and retail development and all ancillary site development works, including the demolition of 2 no. existing agricultural structures. The proposed residential development comprises the construction of 198 no. residential units, two storey creche, two storey café building, ESB substations, and single storey retail food store. The proposed development provides for 117 no. dwelling houses consisting of 5 no. 4

bedroom detached houses, 44 no. 4 bedroom semi-detached houses, 8 no. 4 bedroom townhouses, 14 no. 3 bedroom semi-detached houses, 24 no. 3 bedroom townhouses and 22 no. 2 bedroom townhouses. The proposed development includes 81 no. apartment/duplex units consisting of 2 no. 3 bedroom, 35 no. 2 bedroom and 44 no. 1 bedroom units. 79 no. of the proposed apartment/duplex units will be provided in 6 no. 3 storey apartment buildings with ancillary communal areas and bicycle parking facilities. 2 no. apartment units will be provided at first floor level of a proposed café building to the south of the site.

The proposed retail development consists of a single storey retail food store with a net sales area of 1,315 m² which includes the sale of alcohol for consumption off premises, totem sign and ancillary building signage, servicing areas, surface car park and bicycle parking facilities. The proposed development includes a proposed two storey café building with café on ground floor and 2 no. apartments at first floor level.

Access to the proposed development will be via 2 no. entrances from the R617, one which will serve the proposed residential development and one to serve the proposed retail development. A separate pedestrian entrance is to be provided from the existing cul-de-sac to the north east of the site. The proposed development makes provision for the upgrade of the R617, including the installation of footpath/cycle infrastructure, signalised pedestrian crossing and the relocation of the existing public bus stop to the west of the R617. Ancillary site development works include flood defence works, public realm upgrades, amenity walks, public open spaces and an urban plaza to the east of the proposed retail unit.

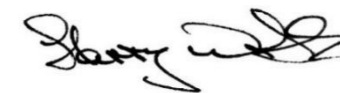
03 SUMMARY

Cloghroe Development Limited are preparing a planning application for a mixed-use Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork. The proposed development comprises the construction of 198 no. residential units, creche, café and single storey retail food store.

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

20 August 2021

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01 THE SITE

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03 SUMMARY

Cloghroe Development Limited are preparing a planning application for a mixed-use Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork. The proposed development comprises the construction of 198 no. residential units, creche, café and single storey retail food store.

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](#)
To: caroline_whehan@education.gov.ie; seamus_cassidy@education.gov.ie
Cc: [Harry Walsh | HW Planning](#)
Subject: Strategic Housing Development @ Coolflugh, Cloghroe, Tower, Co. Cork
Date: 30 August 2021 15:22:00
Attachments: [20151_P_001_site_location_map.pdf](#)
[20151_P_002_site_location_map.pdf](#)
[20151_P_003_site_plan_compressed.pdf](#)

Dear Ms Whehan/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 Cloghroe Development Limited, who are currently preparing an Environmental Impact Assessment Report (EIAR) to accompany a Strategic Housing Development (SHD) of 198 no. residential units at Coolflugh, Cloghroe, Tower, 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 Cloghroe/Tower, Blarney and Ballincollig which we consider provides the majority of schooling needs for the settlement of Tower. 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**

Cloghroe	Cloghroe National School, Cloghroe, Co. Cork, T23 AH2R
Vicarstown	Vicarstown National School, Gilcagh, Co. Cork. P32 DX40
Blarney	Scoil Chroí Íosa, St Ann's Rd, Blarney, Co. Cork, T23 E722
Blarney	Gaelscoil Mhuscraí, Shean Lower, Blarney, Co. Cork, T23 EA29
Kerry Pike	Clogheen Kerry Pike National School, Kerry Pike, Cork, T23 A406
Ballincollig	Gaelscoil Uí Ríordáin, Carriganarra, Ballincollig, Co. Cork, P31V242
Ballincollig	Scoil Eoin Buachailli, Station Road, Ballincollig, Co. Cork, P31XW21
Ballincollig	Scoil Mhuire, Pine Walk, Ballincollig, Co. Cork, P31 N265
Ballincollig	Scoil Barra, Innishmore, Ballincollig, Co. Cork, P31H578
Ballincollig	Gaelscoil an Chaisleain, Tanner Park, Coolroe, Ballincollig, Co. Cork, P31 DA38

Settlement **Post-Primary School**

Blarney	Scoil Mhuire Gan Smal, T23WP23
Ballincollig	Colaiste Choilm, Carrigrohane, Ballincollig, Co. Cork P31 NY77
Ballincollig	Ballincollig, Community School, P31 E030

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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From: [John O'Brien | HW Planning](#)
To: "[Michelle Ryan](#)"
Cc: [Harry Walsh | HW Planning](#)
Subject: RE: SHD @ Coolflugh, Cloghroe, Tower, Cork
Date: 25 May 2021 17:26:00
Attachments: [image001.png](#)
[20068_P_003_SITE_PLAN.PDF](#)
[20068_P_1101-1104_creche.pdf](#)
[20068_P_003_SITE_PLAN_creche.pdf](#)

Hi Michelle

We act on behalf of Cloghroe Development Limited who intend to submit a Strategic Housing Development (SHD) at Coolflugh, Cloghroe, Tower, Cork. You may recall that I contacted you previously regarding this development in November 2020 and we are now progressing towards lodgement of the application in next month.

The proposed development comprises the construction of 198 no. residential units consisting of 117 no. dwelling houses (57 no. four bed, 38 no. 3 bed and 22 no. 2 bed units) and 81 no. apartments/duplexes (4 no. 3 bed, 35 no. 2 bed and 42 no. 1 bed). 27 no. of the proposed apartment units are designed as step-down units for elderly occupants. The proposed development will be served by a two storey 42 no. child capacity creche (circa 405 sqm gross floor area) to be located to the south of proposed entrance. The proposed creche is equipped with a dedicated play area to the rear, drop off facilities and car parking.

We consider the proposed design, location and size of the proposed creche is consistent with current policies and guidance contained in the 'Childcare Guidelines for Planning Authorities 2001', 'Circular PL3/2016' relating to childcare facilities under the early Childhood Care and Education (ECCE) Scheme, 'Universal Design Guidelines for Early Learning and Care Settings 2019' and the 2018 Apartment Guidelines. Section 4.7 of the 2018 Apartment Guidelines which states that:

"One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms".

Of the proposed units, 99 no. are 1 or 2 bedroom units representing 50% of the total number of units on site. Appendix 2 of the 'Childcare Guidelines for Planning Authorities 2001' establishes a standard that where 75 dwellings are constructed, one childcare facility providing a minimum of 20 childcare places is considered reasonable. In accordance with section 4.7 of the 2018 Apartment Guidelines childcare provision is being made in full for the 99 no. 3 and 4 bedroom units in the proposed scheme. The minimum requirement for this number of dwellings would be a 20 no. child capacity creche. The proposal to provide for a 42 -place childcare facility is therefore in excess of and fully compliant with this standard.

The proposed location of the future creche to the south of the proposed residential site entrance represents the most appropriate location within the subject site. From an operational perspective, the proposed location is appropriate given it will be within a short walking distance from Cloghroe National School to the south east and visual presence along the R617 will ensure that the childcare needs for the growing population of Tower will be catered for. Informed by your previous comments, the proposed creche layout has evolved from that previously proposed to provide for the following:

- The area of the proposed baby room has been increased to include additional space for fixed furniture.
- A separate milk preparation space has been included.
- The boiler within the building has been relocated further away from the proposed baby sleeping room. A changing room has been included between sleep room and boiler to mitigate any potential noise issues.
- The relocated changing room has been provided with a window for ventilation.

- The proposed pre-school room has an increased capacity of 20 no. children. This is the maximum number of children that can be accommodated on the first floor without the need for a second stairs for fire safety reasons.
- A changing room has been included within the toilet area for the toddler room and a milk preparation area has also been provided.
- The proposed ground floor layout ensures that there is direct access to the proposed external play area for pre-school children when they enter the ground floor corridor.
- In accordance with Tulsa guidelines, there will be 3 no. adults associated with the baby room.
- A proposed sluice room has been included at ground floor level.

We consider the proposed creche facility will serve as an important community asset and will greatly benefit the proposed scheme. Please do not hesitate to contact us if you have any queries

Kind Regards

John O'Brien
Planning Consultant

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From: Michelle Ryan <mryan@corkchildcare.ie>
Sent: 25 November 2020 13:14
To: John O'Brien | HW Planning <jobrien@hwplanning.ie>
Cc: Harry Walsh | HW Planning <hwalsh@hwplanning.ie>
Subject: SHD @ Coolflugh, Cloghroe, Tower, Cork

Hi John, Harry,

I received your email from Cork City Childcare a few days ago. I have looked at the documents attached and I have a few comments based on my observations and Early Years experience:

1. Baby room for 9 babies. My concern is that the measurement is accurate for 9 babies but I am not sure that the space allows for fitted furniture.

2. Is the X beside the baby room for milk preparation purposes as this is a requirement?
3. The boiler, stairs and lift are all quite close to the baby sleeping room. I wonder about the noise levels in the room. Is there an emergency exit from the sleep room as this is a requirement?
4. Does the changing room have adequate ventilation or a window?
5. ECCE 19 children. It is always more viable for a creche if an ECCE room can hold 22 children as the adult child ratio is 1:11.
6. Toddler Room. My query is in relation to a changing area for toilet training purposes and a milk preparation area. I noticed an are marked X close to the Managers office?
7. Outdoor area. Is this to be used by the three groups of children as I noticed that the rooms have a door to go directly out on to the area? My concern currently would be in relation to the large congregation of children in the one area. In relation to the preschool children, they may have to all go through the lobby and downstairs to access the play area.
8. Is there a plan for adequate storage space for the rotation of toys an equipment?
9. Adult toilets. My concern is that the staff downstairs may have to use the upstairs toilets. The requirement is one toilet per 8 adults.
10. Food preparation area. A full day care creche catering for 42 children would need a full kitchen fitted and a separate toilet for the chef. Three sinks are required. Is there a plan for a sluice room close by as this is a requirement?

Finally, I am querying the proposed location of the creche on the site plan. From my experience, a service if often more sustainable if it was located closer to the front of the development as it may also serve families from outside of the area and they would not have to drive through the estate. I was confused about the roadway entering the creche or which route it will be accessed from?

Cork County Childcare has identified that there would be a need for additional childcare provision in the Blarney/Cloghroe should this new development be completed as approx. 160 of the units may be attractive for young families. There are currently only two full day care facilities in the Blarney area. There are a number of sessional pre-schools in the area also (i.e 3 hours per day).

According to the 2016 CSO data, the total population of Blarney is 2,726. This averages at approximately 259 children under the age of 5. It calculates at approx.. 43 births per year for the area.

The National Childcare Scheme (NCS) commenced in November 2019 www.ncs.gov.ie This has increased the demand for childcare in the county in particular for younger children and we have already established a shortage of full day care provision in the county based on population figures alone.

I will also refer you to the following documents:

- Universal Design Guidelines for Early Learning and Care Settings. These were published in 2019 <https://aim.gov.ie/universal-design-guidelines-for-elc-settings/>
- Quality Regulatory Framework (QRF) for full and part-time services https://www.tusla.ie/uploads/content/4566-TUSLA_QRF_DAY_CARE_LR.pdf

If you have any further queries, please feel free to contact me again.

Kind Regards,
Michelle

Michelle Ryan
Childcare Development Worker (Blarney/Mallow)
Cork County Childcare Committee
The Market House
Buttevant
Mallow
Co. Cork
P51FRDO

Tel: 022 23880
Mob: 087 9398905
Email: mryan@corkchildcare.ie
Web: www.corkchildcare.ie



From: [John O'Brien | HW Planning](#)
To: [Janet Dennehy](#)
Cc: [Harry Walsh | HW Planning](#)
Subject: RE: SHD @ Coolflugh, Cloghroe, Tower, Cork
Date: 25 May 2021 12:02:00
Attachments: [20068_P_003_SITE_PLAN.PDF](#)
[20068_P_1101-1104_creche.pdf](#)
[20068_P_003_SITE_PLAN_creche.pdf](#)

Hi Janet

We act on behalf of Cloghroe Development Limited who intend to submit a Strategic Housing Development (SHD) at Coolflugh, Cloghroe, Tower, Cork. You may recall that I contacted you previously regarding this development in November 2020 and we are now progressing towards lodgement of the application in next month. We have been advised that Cork City Childcare Committee is a statutory consultee for the development and we will be providing you with a full copy of the application once submitted. The application will contain a 'Childcare Needs Assessment'.

The proposed development comprises the construction of 198 no. residential units consisting of 117 no. dwelling houses (57 no. four bed, 38 no. 3 bed and 22 no. 2 bed units) and 81 no. apartments/duplexes (4 no. 3 bed, 35 no. 2 bed and 42 no. 1 bed). 27 no. of the proposed apartment units are designed as step-down units for elderly occupants. The proposed development will be served by a two storey 42 no. child capacity creche (circa 405 sqm gross floor area) to be located to the south of proposed entrance. The proposed creche is equipped with a dedicated play area to the rear, drop off facilities and car parking.

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We consider the proposed creche facility will serve as an important community asset and will greatly benefit the proposed scheme. Please do not hesitate to contact us if you have any queries.

Kind Regards

Kind Regards

John O'Brien

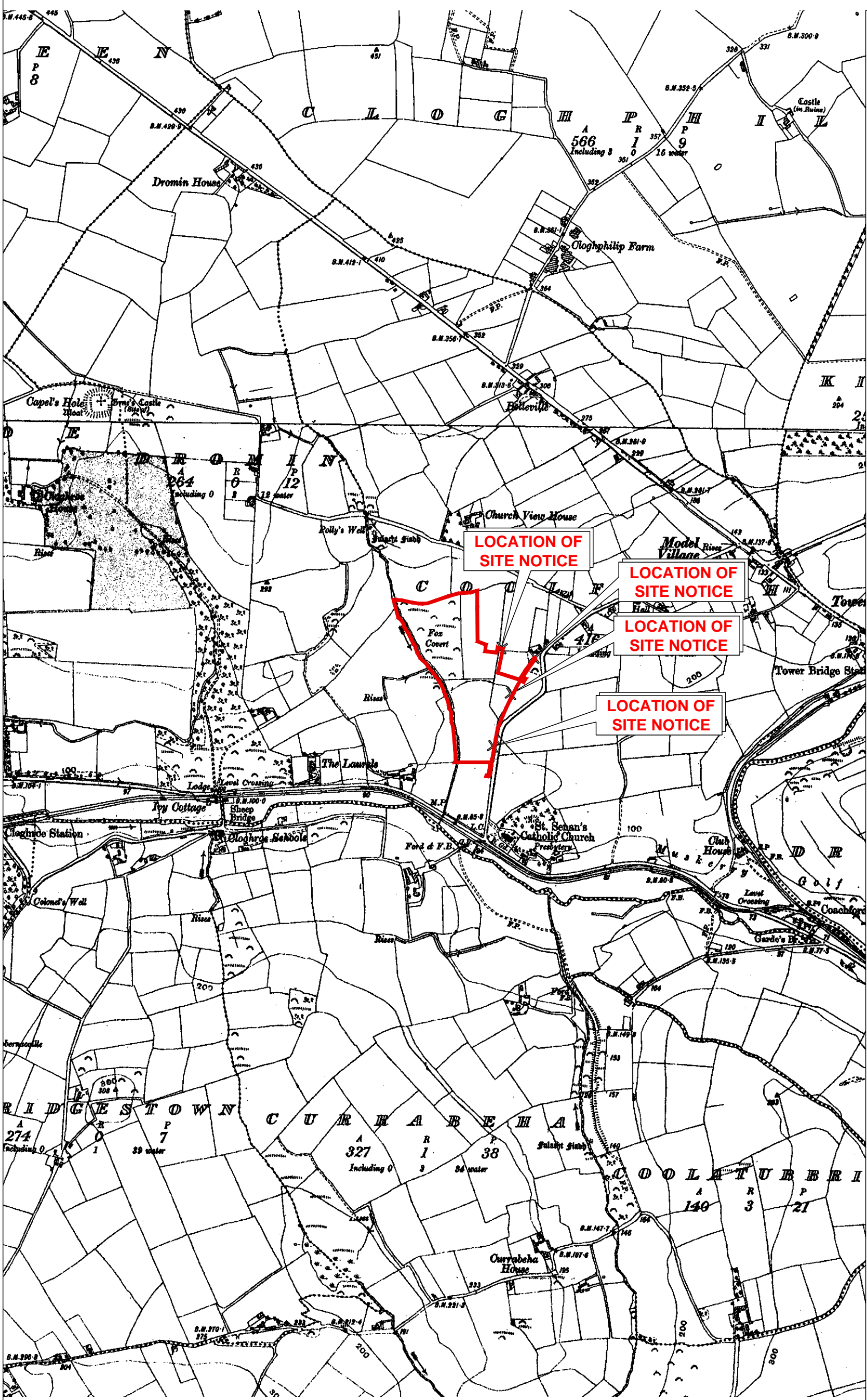
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MAP DETAILS

Description: Historic 6" Latest Edition
 Publisher / Source: Ordnance Survey Ireland (OSI)
 Data Source / Reference: OS62
 Revision Date = 31-Dec-1933
 Survey Date = 31-Dec-1933
 Levelled Date = 31-Dec-1937
 OS67
 Revision Date = 31-Dec-1934
 Survey Date = 31-Dec-1934
 Levelled Date = 31-Dec-1939
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 ULX,ULY = 554737.0,578058.0
 URX,URY = 559931.0,578058.0
 Projection / Spatial Reference: IRENET95_Irish_Transverse_Mercator
 Centre Point Coordinates: X,Y = 557334.0,574553.0
 Data Extraction Date: 21-Sep-2020
 Product Version: 1.3
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P1	ISSUE FOR PLANNING	14.06.21
No.	Revision/Issue	Date

Firm Name and Address



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


Project Name and Address
 PROPOSED MIXED USE DEVELOPMENT AT COOLFLUGH, CLOGHROE, TOWER, CORK.

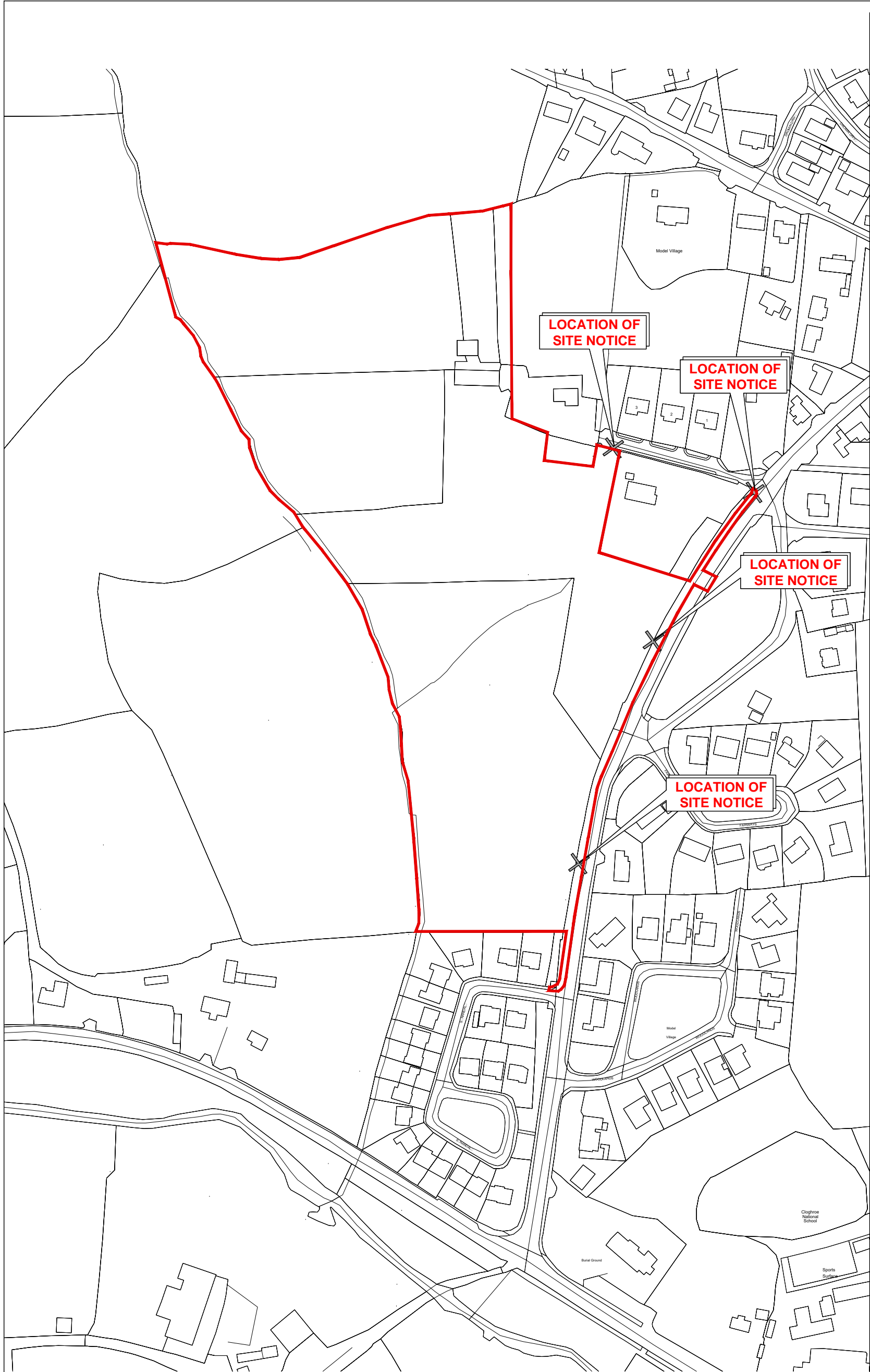
Drawing Title	Date
SITE LOCATION MAP	21.09.20
Drawing No.	Drawn
20068/P/001	LM
Scale	Sheet No.
1:10560 @ A3	1 OF 2

SITE LOCATION MAP

SCALE 1:10560



 DENOTES SITE BOUNDARY EDGED RED



MAP DETAILS

Description: Digital Cartographic Model (DCM)
 Publisher / Source: Ordnance Survey Ireland (OSI)
 Data Source / Reference: PRIME2
 File Format: Autodesk AutoCAD (DWG_R2013)
 File Name: v_50142240_1.dwg
 Clip Extent / Area of Interest (AOI):
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 Centre Point Coordinates:
 X,Y= 557334.0,574553.0
 Reference Index:
 Map Series / Map Sheets
 1:2,500 | 6335-A
 1:2,500 | 6335-C
 Data Extraction Date:
 Date= 21-Sep-2020
 Source Data Release:
 DCLMS Release V1.132.110
 Product Version:
 Version= 1.3
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P1	ISSUE FOR PLANNING	10/21
No.	Revision/Issue	Date

Firm Name and Address

DEADY SAHAN
DDG ARCHITECTS

1 ASTGATE VILLAGE, LITTLE ISLAND, CORK
 T: 021 3355911 W: WWW.DGARCHITECTS.IE
 MAIL: INFO@DGARCHITECTS.IE

Project Name and Address
 PROPOSED MIXED USE DEVELOPMENT AT COOLFLUGH, CLOHROE TOWER, CORK.

Drawing Title	Date
SIT LOCATION MAP	21.09.20
Drawing No.	Drawn
200/P/002	LM
Scale	Sheet No.
1:2500 @ A3	2 OF 2

SIT LOCATION MAP
 SCALE 1:2500



— NOTES SITE BOUNDARY
 — DG DRD

date	rev	name	chk	note
28.06.21	P1	LM	EJG	ISSUE FOR PLANNING



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

Project
 PROPOSED MIXED-USE DEVELOPMENT
 IN CLOUGHROE, TOWER, CO. CORK

Drawing title
 PROPOSED SITE PLAN - PART A

Scale	Drawn	Checked	Date
1:500 @ A1	LM	EJG	14.12.20

Project No.	Org. No.	Revision
20068	20068/P/003A	P1

<input type="checkbox"/> Information / Comments	<input type="checkbox"/> Tender
<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Construction

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



LOCATION OF SITE NOTICE

LOCATION OF SITE NOTICE

LOCATION OF SITE NOTICE

Note

- Please refer to landscape proposal for public realm, open space & external boundaries information
- Please refer to boundary treatment drawing (Dwg - 20068/P/004) for all internal boundary treatments
- Refer to accompanying plans prepared by MHL & Associates for details of proposed upgrades to R617
- "M" indicated on site plan refers to motor bike spaces

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

PROPOSED SITE PLAN (PART A)
 SCALE 1:1500 @ A1

Refer to accompanying plans prepared by Forestbird Design for details of proposed central parkland and all amenity areas/public open spaces

Signalled pedestrian crossing-Refer to drawings prepared by MHL for details

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
 ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.
 DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
 LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

Developable area shown in orange (5.52Ha)

Refer to accompanying plans prepared by Forestbird Design for details of proposed central parkland and all amenity areas/public open spaces

LOCATION OF SITE NOTICE

Please refer to accompanying plans prepared by MHL & Associates for details of proposed upgrades to R617

Relocated Bus Stop

Developable area shown in orange (5.52Ha)

POSSIBLE FUTURE CONNECTION

RESIDENTIAL SITE ENTRANCE

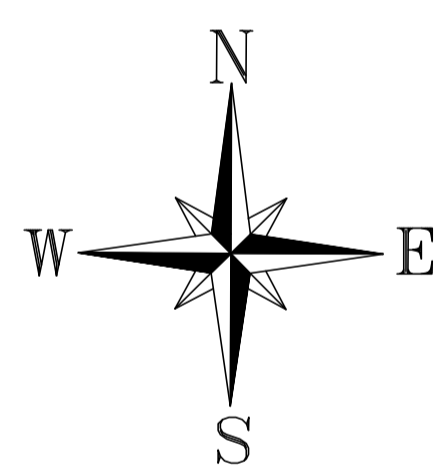
42-child Crèche

Retail Food Store

LOCATION OF SITE NOTICE

RETAIL SITE ENTRANCE

Cafe with 2no. Apartments over



- Note**
- Please refer to landscape proposal for public realm, open space & external boundaries information
 - Please refer to boundary treatment drawing (Dwg - 20068/P/004) for all internal boundary treatments
 - Refer to accompanying plans prepared by MHL & Associates for details of proposed upgrades to R617
 - "M" indicated on site plan refers to motor bike spaces

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

PROPOSED SITE PLAN (PART B)
 SCALE 1:1500 @ A1

date	rev	name	chk	note
28.06.21	P1	LM	EJG	ISSUE FOR PLANNING

DEADY GAHAN ARCHITECTS

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 EMAIL: INFO@DGARCHITECTS.IE

Project
 PROPOSED MIXED-USE DEVELOPMENT
 IN CLOGHROE, TOWER, CO. CORK

Drawing title
 PROPOSED SITE PLAN - PART B

Scale	Drawn	Checked	Date
1:500 @ A1	LM	EJG	14.12.20
Project No.	Dwg. No.	Revision	
20068	20068/P/003B	P1	

Information / Comments	Tender
<input type="checkbox"/> Planning	<input type="checkbox"/> Construction

From: [John O'Brien | HW Planning](#)
To: ["Michelle Ryan"](#)
Cc: [Harry Walsh | HW Planning](#)
Subject: RE: SHD @ Coolflugh, Cloghroe, Tower, Cork
Date: 25 May 2021 17:26:00
Attachments: [image001.png](#)
[20068_P_003_SITE_PLAN.PDF](#)
[20068_P_1101-1104_creche.pdf](#)
[20068_P_003_SITE_PLAN_creche.pdf](#)

Hi Michelle

We act on behalf of Cloghroe Development Limited who intend to submit a Strategic Housing Development (SHD) at Coolflugh, Cloghroe, Tower, Cork. You may recall that I contacted you previously regarding this development in November 2020 and we are now progressing towards lodgement of the application in next month.

The proposed development comprises the construction of 198 no. residential units consisting of 117 no. dwelling houses (57 no. four bed, 38 no. 3 bed and 22 no. 2 bed units) and 81 no. apartments/duplexes (4 no. 3 bed, 35 no. 2 bed and 42 no. 1 bed). 27 no. of the proposed apartment units are designed as step-down units for elderly occupants. The proposed development will be served by a two storey 42 no. child capacity creche (circa 405 sqm gross floor area) to be located to the south of proposed entrance. The proposed creche is equipped with a dedicated play area to the rear, drop off facilities and car parking.

We consider the proposed design, location and size of the proposed creche is consistent with current policies and guidance contained in the 'Childcare Guidelines for Planning Authorities 2001', 'Circular PL3/2016' relating to childcare facilities under the early Childhood Care and Education (ECCE) Scheme, 'Universal Design Guidelines for Early Learning and Care Settings 2019' and the 2018 Apartment Guidelines. Section 4.7 of the 2018 Apartment Guidelines which states that:

"One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms".

Of the proposed units, 99 no. are 1 or 2 bedroom units representing 50% of the total number of units on site. Appendix 2 of the 'Childcare Guidelines for Planning Authorities 2001' establishes a standard that where 75 dwellings are constructed, one childcare facility providing a minimum of 20 childcare places is considered reasonable. In accordance with section 4.7 of the 2018 Apartment Guidelines childcare provision is being made in full for the 99 no. 3 and 4 bedroom units in the proposed scheme. The minimum requirement for this number of dwellings would be a 20 no. child capacity creche. The proposal to provide for a 42 -place childcare facility is therefore in excess of and fully compliant with this standard.

The proposed location of the future creche to the south of the proposed residential site entrance represents the most appropriate location within the subject site. From an operational perspective, the proposed location is appropriate given it will be within a short walking distance from Cloghroe National School to the south east and visual presence along the R617 will ensure that the childcare needs for the growing population of Tower will be catered for. Informed by your previous comments, the proposed creche layout has evolved from that previously proposed to provide for the following:

- The area of the proposed baby room has been increased to include additional space for fixed furniture.
- A separate milk preparation space has been included.
- The boiler within the building has been relocated further away from the proposed baby sleeping room. A changing room has been included between sleep room and boiler to mitigate any potential noise issues.
- The relocated changing room has been provided with a window for ventilation.

- The proposed pre-school room has an increased capacity of 20 no. children. This is the maximum number of children that can be accommodated on the first floor without the need for a second stairs for fire safety reasons.
- A changing room has been included within the toilet area for the toddler room and a milk preparation area has also been provided.
- The proposed ground floor layout ensures that there is direct access to the proposed external play area for pre-school children when they enter the ground floor corridor.
- In accordance with Tulsa guidelines, there will be 3 no. adults associated with the baby room.
- A proposed sluice room has been included at ground floor level.

We consider the proposed creche facility will serve as an important community asset and will greatly benefit the proposed scheme. Please do not hesitate to contact us if you have any queries

Kind Regards

John O'Brien
Planning Consultant

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Ballincollig, Co. Cork

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From: Michelle Ryan <mryan@corkchildcare.ie>
Sent: 25 November 2020 13:14
To: John O'Brien | HW Planning <jobrien@hwplanning.ie>
Cc: Harry Walsh | HW Planning <hwalsh@hwplanning.ie>
Subject: SHD @ Coolflugh, Cloghroe, Tower, Cork

Hi John, Harry,

I received your email from Cork City Childcare a few days ago. I have looked at the documents attached and I have a few comments based on my observations and Early Years experience:

1. Baby room for 9 babies. My concern is that the measurement is accurate for 9 babies but I am not sure that the space allows for fitted furniture.

2. Is the X beside the baby room for milk preparation purposes as this is a requirement?
3. The boiler, stairs and lift are all quite close to the baby sleeping room. I wonder about the noise levels in the room. Is there an emergency exit from the sleep room as this is a requirement?
4. Does the changing room have adequate ventilation or a window?
5. ECCE 19 children. It is always more viable for a creche if an ECCE room can hold 22 children as the adult child ratio is 1:11.
6. Toddler Room. My query is in relation to a changing area for toilet training purposes and a milk preparation area. I noticed an are marked X close to the Managers office?
7. Outdoor area. Is this to be used by the three groups of children as I noticed that the rooms have a door to go directly out on to the area? My concern currently would be in relation to the large congregation of children in the one area. In relation to the preschool children, they may have to all go through the lobby and downstairs to access the play area.
8. Is there a plan for adequate storage space for the rotation of toys an equipment?
9. Adult toilets. My concern is that the staff downstairs may have to use the upstairs toilets. The requirement is one toilet per 8 adults.
10. Food preparation area. A full day care creche catering for 42 children would need a full kitchen fitted and a separate toilet for the chef. Three sinks are required. Is there a plan for a sluice room close by as this is a requirement?

Finally, I am querying the proposed location of the creche on the site plan. From my experience, a service if often more sustainable if it was located closer to the front of the development as it may also serve families from outside of the area and they would not have to drive through the estate. I was confused about the roadway entering the creche or which route it will be accessed from?

Cork County Childcare has identified that there would be a need for additional childcare provision in the Blarney/Cloghroe should this new development be completed as approx. 160 of the units may be attractive for young families. There are currently only two full day care facilities in the Blarney area. There are a number of sessional pre-schools in the area also (i.e 3 hours per day).

According to the 2016 CSO data, the total population of Blarney is 2,726. This averages at approximately 259 children under the age of 5. It calculates at approx.. 43 births per year for the area.

The National Childcare Scheme (NCS) commenced in November 2019 www.ncs.gov.ie This has increased the demand for childcare in the county in particular for younger children and we have already established a shortage of full day care provision in the county based on population figures alone.

I will also refer you to the following documents:

- Universal Design Guidelines for Early Learning and Care Settings. These were published in 2019 <https://aim.gov.ie/universal-design-guidelines-for-elc-settings/>
- Quality Regulatory Framework (QRF) for full and part-time services https://www.tusla.ie/uploads/content/4566-TUSLA_QRF_DAY_CARE_LR.pdf

If you have any further queries, please feel free to contact me again.

Kind Regards,
Michelle

Michelle Ryan
Childcare Development Worker (Blarney/Mallow)
Cork County Childcare Committee
The Market House
Buttevant
Mallow
Co. Cork
P51FRDO

Tel: 022 23880
Mob: 087 9398905
Email: mryan@corkchildcare.ie
Web: www.corkchildcare.ie



From: [John O'Brien | HW Planning](#)
To: [Janet Dennehy](#)
Cc: [Harry Walsh | HW Planning](#)
Subject: RE: SHD @ Coolflugh, Cloghroe, Tower, Cork
Date: 25 May 2021 12:02:00
Attachments: [20068_P_003_SITE_PLAN.PDF](#)
[20068_P_1101-1104_creche.pdf](#)
[20068_P_003_SITE_PLAN_creche.pdf](#)

Hi Janet

We act on behalf of Cloghroe Development Limited who intend to submit a Strategic Housing Development (SHD) at Coolflugh, Cloghroe, Tower, Cork. You may recall that I contacted you previously regarding this development in November 2020 and we are now progressing towards lodgement of the application in next month. We have been advised that Cork City Childcare Committee is a statutory consultee for the development and we will be providing you with a full copy of the application once submitted. The application will contain a 'Childcare Needs Assessment'.

The proposed development comprises the construction of 198 no. residential units consisting of 117 no. dwelling houses (57 no. four bed, 38 no. 3 bed and 22 no. 2 bed units) and 81 no. apartments/duplexes (4 no. 3 bed, 35 no. 2 bed and 42 no. 1 bed). 27 no. of the proposed apartment units are designed as step-down units for elderly occupants. The proposed development will be served by a two storey 42 no. child capacity creche (circa 405 sqm gross floor area) to be located to the south of proposed entrance. The proposed creche is equipped with a dedicated play area to the rear, drop off facilities and car parking.

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maximum number of children that can be accommodated on the first floor without the need for a second stairs for fire safety reasons.

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We consider the proposed creche facility will serve as an important community asset and will greatly benefit the proposed scheme. Please do not hesitate to contact us if you have any queries.

Kind Regards

Kind Regards

John O'Brien

Planning Consultant

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5 Joyce House
Barrack Square,
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John O'Brien | HW Planning

Subject: FW: Proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork

From: Michael McPartland <Michael.McPartland@fisheriesireland.ie <mailto:Michael.McPartland@fisheriesireland.ie> >
Sent: Tuesday 31 August 2021 13:55
To: Ann-Marie O'Connell | HW Planning <amoconnell@hwplanning.ie <mailto:amoconnell@hwplanning.ie> >
Subject: Proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork

Ann-Marie

Thank you for your recent correspondence in relation to the above-mentioned.

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.

Regards

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 <mailto:michael.mcpartland@fisheriesireland.ie>
Web www.fisheriesireland.ie <http://www.fisheriesireland.ie>

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

Help Protect Ireland's Inland Fisheries

From: Macroom Info <Macroom@fisheriesireland.ie <mailto:Macroom@fisheriesireland.ie> >
Sent: Friday 20 August 2021 11:40
To: Michael McPartland <Michael.McPartland@fisheriesireland.ie <mailto:Michael.McPartland@fisheriesireland.ie> >
Subject: FW: Proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork

From: Ann-Marie O'Connell | HW Planning <amoconnell@hwplanning.ie <mailto:amoconnell@hwplanning.ie> >
Sent: Friday 20 August 2021 11:00
To: Macroom Info <Macroom@fisheriesireland.ie <mailto:Macroom@fisheriesireland.ie> >
Cc: Info <info@hwplanning.ie <mailto:info@hwplanning.ie> >
Subject: Proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork

Dear Sir/Madam,

Please see attached regarding a proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork. The attached have also been sent to you via hard copy.

Kind regards,

Ann-Marie O'Connell

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

hwplanning.ie
<<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fscanner.topsec.com%2F%3Ft%3D410110c3926d8f8d337364796d58489c6775bcf1%26d%3D142%26r%3Dshow%26u%3Dhwplanning.ie&data=04%7C01%7Camoconnell%40hwplanning.ie%7C0622240e56444635ed0b08d96c7e8318%7Ca17a8d1d150c4493a296918177e64d5b%7C0%7C1%7C637660112900885272%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=EsnK4MeT5BBkn4RWAyaheP8eNxNhmJo%2FH79cx3QMiWw%3D&reserved=0>>
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From: [Manager DAU](#)
To: [John O'Brien | HW Planning](#)
Cc: [Harry Walsh | HW Planning](#); [Info](#)
Subject: RE: EIAR/NIS Scoping - National Parks and Wildlife Service - Proposed Mixed-Use Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork.
Date: 15 September 2021 16:16:53

Our Ref: G Pre00243/2021 (Please quote in all related correspondence)

A Chara

I acknowledge receipt of your recent consultation.

In the event of observations, you will receive a co-ordinated heritage-related response by email from Development Applications Unit (DAU).

The normal target turnaround for pre-planning and other general consultations is six weeks from date of receipt. In relation to general consultations from public bodies under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011, the Department endeavours to meet deadline dates, where requested.

If you have not heard from DAU and wish to receive an update, please email manager.dau@housing.gov.ie.

Regards
Diarmuid

Diarmuid Buttimer
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

Diarmuid.Buttimer@housing.gov.ie
Manager.DAU@housing.gov.ie

From: John O'Brien | HW Planning [mailto:jobrien@hwplanning.ie]
Sent: Wednesday 15 September 2021 15:36
To: Manager DAU <Manager.DAU@housing.gov.ie>
Cc: Harry Walsh | HW Planning <hwalsh@hwplanning.ie>; Info <info@hwplanning.ie>
Subject: EIAR/NIS Scoping - National Parks and Wildlife Service - Proposed Mixed-Use Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork.

Dear Sir/Madam

Please see attached regarding a proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Cork. We are seeking any scoping comments the National Parks and Wildlife Service might have regarding the preparation of an Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR) for the proposed development.

The attached have also been sent to you via hard copy for your records

Kind Regards

John O'Brien
Planning Consultant

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5 Joyce House
Barrack Square,
Ballincollig, Co. Cork

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Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithviorais chun viorais ríomhaire a aimsiú.

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Subject: FW: EIAR scoping - Proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Co. Cork. TII Ref: TII21-114713.

From: INFO <Information@tii.ie>

Sent: Thursday 14 October 2021 12:28

To: Ann-Marie O'Connell | HW Planning <amoconnell@hwplanning.ie>

Subject: EIAR scoping - Proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Co. Cork. TII Ref: TII21-114713.

Dear Ms. O'Connell,

Thank you for your correspondence of 20 August 2021 regarding an EIAR scoping for a proposed Strategic Housing Development at Coolflugh, Cloghroe, Tower, Co. Cork. At the outset, I wish to apologise for the delay in responding. 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 located north-west of Cork City in the vicinity of the R617 and R579 regional roads. 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 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 EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of a planning application, 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 the proximity of 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 TII's TTA Guidelines, which addresses requirements for sub-threshold TTA.

- Transport analysis should also consider:
 - 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 should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works).
- The developer 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).
- 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



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From: [Deirdre Tobin | HW Planning](#)
To: [John O'Brien | HW Planning](#)
Subject: FW: 215 Cork Bus Capacity [query from planning consultancy]
Date: 14 January 2022 17:12:14

From: Giorgio De luca <Giorgio.Deluca@nationaltransport.ie>
Sent: Friday 14 January 2022 16:51
To: Deirdre Tobin | HW Planning <dtobin@hwplanning.ie>
Cc: Jeremy Ryan <jeremy.ryan@nationaltransport.ie>; buslicensing Mailbox <buslicensing@nationaltransport.ie>; David Ryan <David.Ryan@nationaltransport.ie>
Subject: RE: 215 Cork Bus Capacity [query from planning consultancy]

Hi Deirdre,

Here is the information you need to calculate the bus capacity for route 215:

- Latest timetables, giving you the number of daily trips: <https://www.buseireann.ie/inner.php?id=406&form-view-timetables-from=&form-view-timetables-to=Waterford+HSF&form-view-timetables-route=215&form-view-timetables-submit=1>
- Capacity of a bus: normally buses operating route 215 have capacity for 76 seated passengers and 15 standing passengers.

To calculate spare capacity, consider route 215 is currently carrying approximately 13,000 passengers a week, but in 2019, before the pandemic, it was carrying approximately 23,000 passengers a week.

I hope this helps.

Kind Regards,

Giorgio

Giorgio De Luca
Contracts Engineer

Údarás Náisiúnta Iompair
National Transport Authority
Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2
Tel. +353 1 881 5518

From: buslicensing Mailbox <buslicensing@nationaltransport.ie>
Sent: Thursday 13 January 2022 11:15
To: Giorgio De luca <Giorgio.Deluca@nationaltransport.ie>; David Ryan <David.Ryan@nationaltransport.ie>
Cc: Jeremy Ryan <jeremy.ryan@nationaltransport.ie>
Subject: FW: 215 Cork Bus Capacity [query from planning consultancy]

FYI

From: Byrne, Blathnaid (Galway) <Blathnaid.Byrne@sgs.com>
Sent: Thursday 13 January 2022 10:58 AM
To: buslicensing Mailbox <buslicensing@nationaltransport.ie>
Cc: Lyons, Laura (Galway) <Laura.Lyons@sgs.com>
Subject: 215 Cork Bus Capacity

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Good morning,

I had a Deirdre Tobin from HW Planning on the line wanting to query about bus capacities, in particular for the 215 in Cork. She stated it's for applications her company need to do and they need to include information on bus capacities and spare capacities. When looking up information on it on the internet, the National Transport Authority came up. I am aware that this is a Bus Eireann bus, but due to the fact that the NTA came up for her, I thought it would be better to take the query.

Would it be possible for someone to contact her in relation to this? Ms. Tobin's email is dtobin@hwplanning.ie

Kind regards,
Blathnaid

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Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://www.tii.ie/about/about-tii/Data-Protection/?set-lang=ga>

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**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage



Your Ref: Pre SHD at at Coolflugh, Cloughroe, Tower, County Cork
Our Ref: G Pre00222/2021 (Please quote in all related correspondence)

19 November 2021

HW Planning
5 Joyce House
Barrack Square
Ballincollig
Co Cork

Via email: info@hwplanning.ie

Proposed Pre Planning Development: Pre SHD at at Coolflugh, Cloughroe, Tower,
County Cork

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

The proposed development is large in scale and will have archaeological requirements in the form of a dedicated Archaeological Impact Assessment (AIA), to include assessment of the watercourses within the footprint of the proposed development.

The applicant is advised that the services of a suitably qualified and suitably experienced archaeologist should be engaged to carry out the AIA.

The requirements of the AIA should be informed directly through consultation with Cork Council Council's City/County Archaeologists and their recommendations should be implemented in full.

Aonad na nIarratas ar Fhorbairt, Oifigí an Rialtais, Bóthair an Bhaile Nua, Loch Garman, Y35 AP90
Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90
manager.dau@housing.gov.ie
www.gov.ie/housing



The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the planning authority/ies, in the role as statutory consultee under the Planning and Development Act, 2000, as amended.

You are requested to send further communications to the Development Applications Unit (DAU) at manager.dau@housing.gov.ie.

Is mise le meas,

A handwritten signature in black ink, appearing to read 'Diarmuid Buttiner', is written over a circular stamp or seal.

Diarmuid Buttiner
Development Applications Unit
Administration