

The Secretary  
Strategic Housing Section  
An Bord Pleanála  
64 Marlborough Street  
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D01 V902

1 February 2022

**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 and retail development and all ancillary site development works, including the demolition of 2 no. existing agricultural structures. The proposed development comprises the construction of 198 no. residential units, two storey creche, two storey café building and single storey retail food store and upgrades to the R617 at Coolflugh, Cloghroe, Tower, Cork.**

Dear Sir/Madam

We act on behalf of Cloghroe Development Limited who are submitting an application for a strategic housing development (SHD) at Coolflugh, Cloghroe, Tower, Cork.

**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 m<sup>2</sup> 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, an urban plaza to the east of the proposed retail unit and the undergrounding of existing overhead lines.

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

## CONTEXT

The applicants acknowledge the Board's Opinion, issued in March 2021 (Ref: ABP-308980-20), 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, Statement of Consistency & 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 308980-20, Irish Water, Transport Infrastructure Ireland, National Transport Authority and Cork City Childcare have been notified as statutory consultees, that the application has been submitted. During pre-application correspondence, we were advised that the area of the proposed development is currently being overseen by Cork County Childcare Committee rather than Cork City Childcare. For the purposes of transparency, we have notified both Childcare Committees of the proposed development.

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 €64,100.

A website containing the plans and particulars associated with the application has been set up and can be viewed at the following URL: [www.cloghroeshd.ie](http://www.cloghroeshd.ie).

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

Yours sincerely



Harry Walsh  
HW Planning

# Cloghroe Development Limited - Cloghroe SHD

## SHD Application Document Schedule

Discipline	Consultancy	Document
<b>Planning</b>	<b>HW Planning</b>	<ul style="list-style-type: none"> <li>Completed Application Form</li> <li>Site Notice</li> <li>Press Notice</li> <li>Cover Letter (Cork City Council)</li> <li>Cover Letter (ABP)</li> <li>Cover Letters (Statutory Consultees as specified by ABP in their opinion)</li> <li>Letter of Consent from Cork City Council</li> <li>Minutes of Section 247 meeting</li> <li>Planning Statement, Statement of Consistency &amp; Response to ABP Opinion</li> <li>Childcare Needs Assessment</li> <li>Material Contravention Statement</li> <li>Part V Proposal</li> <li>Retail Impact Assessment</li> </ul>
<b>Architecture</b>	<b>Deady Gahan Architects</b>	<ul style="list-style-type: none"> <li>Architectural Design Statement</li> <li>Universal Design Statement</li> <li>Housing Quality Assessment/Schedule of Accommodation</li> <li>Site Location Map</li> <li>Site Layout Plans</li> </ul>

		<ul style="list-style-type: none"> <li>Plans Elevations, sections etc.</li> <li>Part V Site Plan</li> <li>Car/Cycle Parking Breakdown of Development</li> </ul>
<b>Engineering</b>	<b>MHL &amp; Associates</b>	<ul style="list-style-type: none"> <li>Traffic and Transport Assessment</li> <li>Engineering Design Report - (includes Irish Water Confirmation of Feasibility, Irish Water Correspondence and agreements).</li> <li>Public Lighting Report/Layout</li> <li>Statement of DMURS Compliance</li> <li>Road Safety Audit Stage 1</li> <li>Construction &amp; Environmental Management Plan</li> <li>Construction Traffic Management Plan</li> <li>Mobility Management Plan</li> <li>Areas to be taken in charge Plan</li> <li>Plans, sections and technical details</li> <li>Site-Specific Flood Risk Assessment (Irish Hydrodata)</li> </ul>
<b>Ecology</b>	<b>Atkins</b>	<ul style="list-style-type: none"> <li>Natura Impact Statement</li> </ul>
<b>Landscape, Visual and Amenity</b>	<b>Forestbird Design</b>	<ul style="list-style-type: none"> <li>Landscape Policy Assessment</li> <li>Landscape Strategy</li> <li>Arboricultural Impact Assessment</li> <li>Green Infrastructure Strategy</li> <li>Landscape Masterplan</li> <li>Amenity Strategy</li> </ul>

		Public Realm Details Landscape Boundary Sections
<b>Building Lifecycle</b>	Aramark	Building Lifecycle Report
<b><u>EIAR</u></b>	<b><u>Chapter Author</u></b>	<b><u>Chapter</u></b>
<b>Volume I - EIAR Non- Technical Summary</b>	HW Planning  HW Planning HW Planning Forestbird Design MHL & Associates	Chapter 1 - Introduction  Chapter 2 - Project Description  Chapter 3 - Alternatives Considered Chapter 4 - Landscape & Visual Chapter 5 - Material Assets - Traffic & Transport
<b>Volume II - EIAR (15 Chapters)</b>	MHL & Associates Atkins Irish Hydrodata Atkins	Chapter 6 - Material Assets 0 Services, Infrastructure & Utilities  Chapter 7 - Land, Soils & Geology Chapter 8 - Water (Hydrology & Hydrogeology) Chapter 9 - Biodiversity
<b>Volume III (EIAR Appendices)</b>	AWN Consulting John Cronin & Associates AWN Consulting HW Planning HW Planning HW Planning	Chapter 10 - Noise & Vibration  Chapter 11 - Cultural Heritage Chapter 12 - Air Quality & Climate Chapter 13 - Population & Human Beings Chapter 14 - Interaction of Significant Impacts Chapter 15 - Summary of Mitigation Measures