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1 February 2022

HW Planning

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Ballincollig,
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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 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 Mr. Galvin

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

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, 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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that 'Irish Water' 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. 'Irish Water' advised that their preferred method of receipt of the application was via electronic copy. Please find enclosed a digital copy of the application and Environmental Impact Assessment Report on USB.

The application plans and particulars can also be viewed online at www.cloghroeshd.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. A full schedule of the plans and particulars that accompany this SHD application is enclosed with this cover letter.

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

Yours sincerely

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Harry Walsh
HW Planning

Cloghroe Development Limited - Cloghroe SHD

SHD Application Document Schedule

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

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Engineering	MHL & Associates	<ul style="list-style-type: none"> Traffic and Transport Assessment Engineering Design Report - (includes Irish Water Confirmation of Feasibility, Irish Water Correspondence and agreements). Public Lighting Report/Layout Statement of DMURS Compliance Road Safety Audit Stage 1 Construction & Environmental Management Plan Construction Traffic Management Plan Mobility Management Plan Areas to be taken in charge Plan Plans, sections and technical details Site-Specific Flood Risk Assessment (Irish Hydrodata)
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Volume III (EIAR Appendices)	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

Janet Dennehy
Cork City Childcare
Suite 1, John Dunlop House,
Marina Commercial Park,
Centre Park Road,
Cork,
T12 P9PV
Email. janet@corkcitychildcare.ie

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Dear Ms. Dennehy

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

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that 'Cork City Childcare Committee' 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. 'Cork City Childcare Committee' advised that their preferred method of receipt of the application was via electronic copy. Please find enclosed a digital copy of the application and Environmental Impact Assessment Report on USB.

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The Secretary,
Cork County Childcare Committee,
Market House,
Buttevant,
Co. Cork.
P51 FRD0.
Email. info@corkchildcare.ie

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

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that Cork City Childcare Committee 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. However, we understand that the subject site is currently being overseen by Cork County Childcare Committee. For the purposes of transparency, we have notified both Childcare Committees of the proposed development. Cork County Childcare Committee advised that their preferred method of receipt of the application was via electronic copy. Please find enclosed a digital copy of the application and Environmental Impact Assessment Report on USB.

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

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The Secretary
National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20
Email: press@nationaltransport.ie

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Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10.
Email. LandUsePlanning@tii.ie

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<u>EIAR</u>	<u>Chapter Author</u>	<u>Chapter</u>
Volume I - EIAR Non- Technical Summary	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
Volume II - EIAR (15 Chapters)	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
Volume III (EIAR Appendices)	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