

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

25th February, 2022

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) OF 609NO. DWELLINGS (561NO. APARTMENTS (OF WHICH 257NO. ARE BUILD TO RENT) AND 48NO. TOWNHOUSES) IN 12NO. BUILDINGS OF BETWEEN 1-15 STOREYS IN HEIGHT OVER GROUND, TO INCLUDE A COFFEE KIOSK; GYM; CAFÉ; RETAIL USE; CRECHE AND COMMUNITY HUB; PUBLIC SQUARE; CAR PARKING; CYCLE PARKING; AND ALL ASSOCIATED SITE DEVELOPMENT, INFRASTRUCTURAL, AND LANDSCAPING WORKS ON THE SITE OF THE FORMER CMP DAIRIES SITE, KINSALE ROAD AND TRAMORE ROAD, CORK.

Á Chara,

We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, are instructed by the applicant, Watfore Limited, to submit this application under the provision of the Planning and Development (Housing) and Residential Tenancies Act, 2016 in respect of a Strategic Housing Development on the site of the former CMP Dairies site, Kinsale Road and Tramore Road, Cork.

The proposed development will consist of a strategic housing development of 609 no. residential dwellings (561no. apartments and 48no. townhouse apartments, to include 189no. 1-bed dwellings; 338no. 2-bed dwellings; 48no. 3-bed dwellings; and 34no. 4-bed dwellings) and ancillary facilities arranged in 12no. buildings (Buildings B, C, E, F, G, H, I, J, L, M, and N and a standalone 100sq.m. coffee kiosk) varying in height from 1 to 15 floors over ground. All of the dwellings proposed in Buildings E and F (257no. dwellings) will consist of Build To Rent apartments, and a 289sqm crèche with ancillary outdoor play area, a 547.5sqm community hub facility, a 550sqm gym, a 218sqm retail unit, and a 272sqm café at ground floor level. The proposed development will also include: 209 no. shared car parking spaces (including EV charging points) provided on surface and within an undercroft carpark; 1,145 no. bicycle parking spaces provided in dedicated external and internal cycle stores/shelters; and 21no. motorcycle spaces. The proposed total gross floor area above ground is 60,833.7sqm. The proposed development will also include the provision of private, communal and public open space, including all balconies and terraces; internal roads and pathways; pedestrian access points; hard and soft landscaping and boundary treatments; waste storage; 5 no. ESB substations and 1no. ESB kiosk; plant, including rooftop solar PV panels; signage; new footpath and cycle lane along Kinsale Road; new access from Kinsale Road; an upgrade of the Kinsale Road/Mick Barry Road junction to facilitate improved pedestrian access to the Black Ash Park and Ride; an upgrade to the existing access from Tramore Road; a cycle lane on Tramore Road; public lighting; all site development works, including the demolition of existing hardstanding areas; and all drainage works, to include a new foul pumping station, and the diversion of the existing combined sewer and manhole, at the c. 3.39ha former CMP Dairies site, known as Creamfields, at Kinsale Road and Tramore Road, Cork.

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

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The application is made following a Section 5 Pre-Application Consultation with An Bord Pleanála and Cork City Council on 7th October, 2021, and the receipt of a Notice of Pre-Application Opinion issued by An Bord Pleanála dated 20th December, 2021.

A dedicated website has been set up under <http://www.creamfieldsshhd.ie/>

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation:

PLANNING APPLICATION DOCUMENTS

EIAR

- Environmental Impact Assessment Report prepared by Arup

NIS

- Natura Impact Statement including a Screening Report for Appropriate Assessment as an appendix prepared by Dixon Brosnan

Architecture

- An Architectural Design Statement prepared by Reddy Architecture and Urbanism
- A Building Lifecycle Report prepared by Reddy Architecture and Urbanism
- A Housing Quality Assessment Report prepared by Reddy Architecture and Urbanism
- A Part V provision booklet prepared by Reddy Architecture and Urbanism

Engineering

Civils

- Infrastructure Report prepared by Arup Consulting Engineers
- Construction and Environmental Management Plan prepared by Arup Consulting Engineers
- Construction Traffic Management Plan prepared by Arup Consulting Engineers
- Operational Waste Management Plan prepared by Arup Consulting Engineers
- Construction and Demolition Resource Waste Management Plan prepared by Arup Consulting Engineers
- Daylight and Sunlight Assessment Report prepared by Arup Consulting Engineers
- Flood Risk Assessment prepared by Arup Consulting Engineers

M&E

- Lighting Report prepared by EDC
- M&E Basis of Design Report prepared by EDC
- Energy Statement prepared by EDC

Traffic and Transport

- Traffic and Transportation Assessment and Mobility Management Plan Statement (including Road Safety Audit Stage 1)

Landscape

- Landscape Design Rationale Statement prepared by CSR
- Arboricultural Tree Survey Report prepared by Tree Management Services

Other

- Planning Support Report prepared by Savills
- Property Management Report prepared by Savills
- Creamfields Build to Rent Covenant prepared by Watfore Limited
- Wind Microclimate Report prepared by B-Fluid
- Part V Cost Report prepared by KSN
- Letter of support from the applicant

Planning

- This cover letter
- A completed planning application form, prepared by Coakley O'Neill Town Planning Ltd, including a letter of consent from Cork City and the EIAR Portal Notification from (Hard copy of Q26 only)
- Site Notice prepared by Coakley O'Neill Town Planning Ltd and erected on site in accordance with the Site Location Map on 24th February, 2022
- Newspaper Notice inserted in the 24th February, 2022 edition of the Echo
- Cheque for the planning application fee of €80,000
- Letter to Cork City Council
- Letters to Prescribed Bodies
- Planning Report and Statement of Consistency prepared by Coakley O'Neill Town Planning Ltd
- Statement of Response to the Opinion of An Bord Pleanála prepared by Coakley O'Neill Town Planning Ltd
- Statement of Material Contravention prepared by Coakley O'Neill Town Planning Ltd
- Statement on Housing Mix prepared by Coakley O'Neill Town Planning Ltd
- Childcare Needs Assessment prepared by Coakley O'Neill Town Planning Ltd
- Social and Community Audit prepared by Coakley O'Neill Town Planning Ltd

PLANNING APPLICATION DRAWINGS

Architectural

- A full set of architectural drawings prepared by Reddy Architecture and Urbanism in accordance with the drawing schedule

- CAD file in .dwg format, georeferenced to ITM

Engineering

Civils

- A full set of engineering drawings prepared by Arup Consulting Engineers in accordance with the drawing schedule

M&E

- Lighting Layout prepared by EDC in accordance with the attached drawing schedule

Traffic and Transport

- Road Upgrades and Autotrack drawings prepared by Arup Consulting Engineers in accordance with the attached drawing schedule

Landscape

- Landscape Masterplan, Green Infrastructure Plan drawings and Site Sections prepared by CSR in accordance with the attached schedule
- Tree Location Drawing prepared by Tree Management Services in accordance with the attached schedule.

I hope that this is to your satisfaction. I look forward to hearing from you in due course.

Yours faithfully



Naomi Dowds
Assistant Planner
Coakley O'Neill Town Planning Ltd