

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

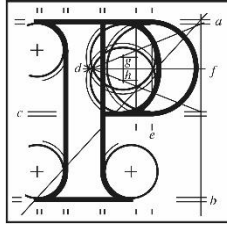
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Watfore Limited
--------------------	-----------------

2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Clonmel Road Mitchelstown Co. Cork
Company Registration No:	489845

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Naomi Dowds Coakley O'Neill Town Planning Ltd.
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Sean Kearns
Firm/Company:	Reddy Architecture and Urbanism (RAU)

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Cork City Council
--	-------------------

6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former CMP Dairy Site, known as Creamfields
Address Line 2:	Kinsale Road and Tramore Road
Address Line 3:	
Town/City:	Cork
County:	Cork
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	1:1,000 – 6427-05 X, Y = 567636.3307, 569698.6693
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	3.39ha
Site zoning in current Development Plan or Local Area Plan for the area:	ZO 4 - Residential, Local Services and Institutional Uses
Existing use(s) of the site and proposed use(s) of the site:	Vacant brownfield former CMP Dairy site. Residential development comprising 609no residential dwellings (561no. apartments and 48no. townhouse apartments), with creche, gym, community hub, coffee kiosk, café, and retail unit.

7. Applicant's Interest in the Site:

	Owner	Occupier	Other
--	-------	----------	-------

Please tick appropriate box to show the applicant's legal interest in the land or structure:	✓		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
N/A			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Watfore Limited (the fully owned property subsidiary company of Dairygold Co-operative Society Ltd.) Clonmel Road Mitchelstown Co. Cork		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			
Yes			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála

17/37528	Permission was applied for to Cork City Council on the 11 th August 2017 in respect of a retail warehousing/retail showrooms/medical services development. The application was subsequently withdrawn on the 5th October 2017.	N/A
06/30717	Permission was applied for to Cork City Council in respect of the demolition and removal of existing buildings, the diversion of the municipal sewer around the site, and the carrying out of ground remediation works.	Grant Permission
PL28.206292 (03/27881)	Outline permission was applied for to Cork City Council for the construction of a 4-storey office building with a total floorspace area of 5000m ² and associated car park on the southern 1.55ha portion of the site. Following Cork City Council's decision to grant permission for the application, a first party appeal was lodged to An Bord Pleanála.	Grant Permission
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.: N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
N/A		
Is the applicant aware of the site ever having been flooded?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent: N/A		

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
<p>If the answer is "Yes" above, please give details:</p> <p>The site was formerly the location of a CMP Dairy facility until 2006, after which time all dairy processing buildings and plant were demolished. The site has remained largely vacant since then, being used in 2017 and 2018 as the temporary location of the Funderland funfair.</p>	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

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 application.

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: [] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:	Ref: 77/21
Meeting date(s):	21 st April 2021 (via Teams) Further discussion took place with Cork City Council via email on 2 nd July, 2021 on foot of revised proposals issued for comment on 25 th June, 2021. An additional discussion via Teams with Cork City Council took place on 18 th October, 2021.

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:	ABP-311166-21
Meeting date(s):	7 th October, 2021

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

N/A

11. Application Requirements

	Enclosed:
--	------------------

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Echo 24 th February, 2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	24 th February, 2022
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. Yes	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] EIAR Portal ID 2022020
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that 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, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water 2. Irish Aviation Authority (IAA) 3. National Transport Authority (NTA) 4. Transport Infrastructure Ireland (TII) 5. The Minister for Culture, Heritage and the Gaeltacht, 6. The Heritage Council 7. Department of Education 8. An Taisce — the National Trust for Ireland 9. Cork City Childcare Committee.
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>Issued by express post on 24th February, 2022</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that 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, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Planning Report and Statement of Consistency enclosed</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective. Yes</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Planning Report and Statement of Consistency enclosed</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective. Yes</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement. N/A</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Planning Report and Statement of Consistency enclosed</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines. Yes</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Statement of Response to the Board's Opinion enclosed</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

setting out that such information accompanies the application.	Statement of Response to the Board's Opinion enclosed
--	---

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Statement of Material Contravention enclosed</p>
--	---

14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	189	9,067sqm
2-bed	338	27,339.90sqm
3-bed	48	4,633sqm

4-bed	34	4,522sqm
4+ bed		
Total	609	45,570.90sqm

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
Total	N/A	N/A	N/A

(b) State total number of residential units in proposed development:	609
(c) State cumulative gross floor space of residential accommodation, in m ² :	57,923sqm

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Creche (63no. of childcare spaces)	289sqm
Community Hub Facility	547.5sqm

Gym	550sqm
Retail Unit	218sqm
Café	272sqm
Standalone Café Kiosk at ground floor level	100sqm
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

(b) State cumulative gross floor space of non-residential development in m ² :	1,976.5sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	60,833.7sqm
(d) Express 15(b) as a percentage of 15(c):	3.25%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<p style="text-align: center;">✓</p> <p>See enclosed HQA, Design Statement and Planning Report and Statement of Consistency</p>	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<p style="text-align: center;">✓</p> <p>See enclosed HQA, Design Statement, Landscape Design Rationale and Planning Report</p>	

	and Statement of Consistency	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓ See enclosed Design Statement	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓ See enclosed M&E Basis of Design Report	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		✓
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.	✓ Existing hardstanding to be demolished as illustrated on drawing no. P19-195C-RAU-00-XX-DR-A-12001	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		✓
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		✓

<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓</p> <p>Statement of Response to the Board’s Opinion is enclosed, which details: Clarification of pedestrian/cycle links to nearest bus stop and</p>	

	<p>Black Ash Park and Ride: included in the Traffic and Transportation Assessment and Mobility Management Plan Statement prepared by Arup;</p> <p>Development Strategy: included in the Design Statement prepared by RAU and Planning Report and Statement of Consistency prepared by Coakley O'Neill;</p> <p>Updated Design Statement: prepared by RAU;</p> <p>Statement of Material Contravention prepared by Coakley O'Neill;</p> <p>Housing Quality Assessment prepared by RAU;</p> <p>Traffic and Transportation Impact Assessment prepared by Arup;</p> <p>Green Infrastructure Plan and Landscaping Plan prepared by CSR;</p> <p>Arboriculture Drawings prepared by</p>	
--	--	--

	<p>Tree Management Services. The Civils drawings prepared by Arup are aligned with the landscape plans; Justification of quantum and quality of open space provision, included in the Landscape Design Rationale Report prepared by CSR; Daylight and Shadow Impact Assessment prepared by Arup; A response to matters raised within the PA Opinion submitted to ABP on the 14th of September 2021 in particular, section 2.9 'Building a community' – this is addressed in the Design Statement prepared by RAU and the Planning Report and Statement of Consistency prepared by Coakley O'Neill; BTR stated in the notices and a signed covenant is included;</p>	
--	---	--

	<p>Surface water is addressed in the Site Infrastructure Report, Flood Risk Assessment, CEMP and the EIAR prepared by Arup and the NIS prepared by Dixon Brosnan; Irish Water Confirmation of Feasibility and Statement of Design Acceptance included in the Site Infrastructure Report prepared by Arup; Response to Drainage and Transportation issues raised by Cork City Council included in the Traffic and Transportation Assessment and Mobility Management Plan Statement and the Site Infrastructure Report prepared by Arup; AA Screening Report included in the NIS prepared by Dixon Brosnan; Site Layout Plan to be Taken in Charge prepared by RAU (drawing no. P19-195C-</p>	
--	---	--

	RAU-00-XX-DR-A-24001); Site Specific Construction and Demolition Waste Management Plan prepared by Arup; Public Lighting prepared by EDC	
--	--	--

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	18,308sqm (existing hardstanding)
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	60,833.7sqm

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>✓</p> <p>71no. apartments on site are proposed</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>✓</p> <p>See enclosed details from KSN Construction Consultants</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>✓</p> <p>See enclosed drawing no. P19-195C-RAU-00-XX-DR-A-23001 prepared by RAU</p>	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act		N/A

2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
---	--	--

20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/></p>

Soakpit: <input type="checkbox"/>	
Watercourse: <input type="checkbox"/>	
Other (please specify): _____	
(D) Irish Water Requirements:	
Please submit the following information:	Enclosed:
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Irish Water Confirmation of Feasibility and Statement of Design Acceptance included in the Site Infrastructure Report prepared by Arup
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Irish Water Confirmation of Feasibility and Statement of Design Acceptance included in the Site Infrastructure Report prepared by Arup
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Irish Water Confirmation of Feasibility and Statement of Design Acceptance included in the Site Infrastructure Report prepared by Arup
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> See enclosed Site Infrastructure Report prepared and drawing by Arup

<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>See enclosed Site Infrastructure Report and drawing no. 252666-ARUP-ZZ-XX-DR-C-2000 prepared by Arup</p>
--	--

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>See enclosed Traffic and Transportation Assessment and Mobility Management Plan Statement prepared by Arup</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>See enclosed Traffic and Transportation Assessment and Mobility Management Plan Statement prepared by Arup</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>See enclosed Traffic and Transportation Assessment and Mobility Management Plan Statement prepared by Arup</p>

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>See enclosed Site Layout Plan to be Taken in Charge prepared by RAU (drawing no. P19-195C-RAU-00-XX-DR-A-24001)</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. Yes (for each discipline)</p>

24. Application Fee:

(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	<p>Residential: 609no. units * €130 = €79,170</p> <p>Non-residential: sqm 1,976.5sqm* €7.20 = €14,230.80</p> <p>Submission of an EIAR and NIS = €20,000</p> <p>TOTAL: €113,400.80</p> <p>Maximum fee of €80,000 applies</p>
(c) Is the fee enclosed with the application?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie

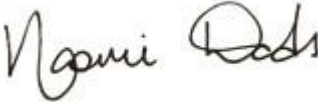
Enclosed:

Yes: [] No: []

See enclosed Design Statement prepared by RAU

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 Agent: Naomi Dowds, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork
Date:	25 th February, 2022

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.
6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set

out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.

7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
- the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.



Comhairle Cathrach Chorcaí
Cork City Council

Corporate Affairs and International Relations Directorate

**Mr. Aiden O'Neill,
Coakley O'Neill Town Planning Ltd,
NSC Campus,
Mahon,
Cork,
T12 XY2N**

7th December 2021

WITHOUT PREDJUDICE

Re: Consent to include lands in Cork City Council control and/or ownership in a proposed Creamfields Strategic Housing Development (SHD) planning application at the former CMP Dairy Site Kinsale Road, Tramore Road and Mick Barry Road, Cork.

Dear Aiden,

I refer to your proposed SHD planning application on behalf of Watfore Limited. The proposed development is to include upgrades to part of the public roads at Kinsale Road, Tramore Road and Mick Barry Road within the red line boundary.

I confirm that Cork City Council hereby consents to you making this application for planning permission affecting lands in the City Councils control / and or ownership including the works proposed.

As the proposed works for the development have yet to be agreed by the issuing date of this letter I would like to note that this letter is being issued without prejudice to the actual proposed works which themselves are not required to be agreed prior to the issuing of this letter.

This consent is being issued solely to facilitate this application for planning permission only for the above- mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:

- (i) Consideration of the said SHD planning application by An Bord Pleanála,
- (ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

It should also be noted that any disposal of lands owned or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required. Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.



Comhairle Cathrach Chorcaí
Cork City Council

Corporate Affairs and International Relations Directorate

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the *Land and Conveyancing Law Reform Act, 2009*.

Sent by email, bears no signature

Stephen Fox MRICS
Senior Executive Estates Officer
Corporate and External Affairs
Cork City Council

Aiden O Neill

From: Daniel Garvey <daniel.garvey@arup.com>
Sent: Tuesday 22 February 2022 15:01
To: Aiden O Neill
Subject: FW: EIA Portal Confirmation Notice Portal ID 2022020

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Tuesday 22 February 2022 14:58
To: Daniel Garvey <daniel.garvey@arup.com>
Subject: EIA Portal Confirmation Notice Portal ID 2022020

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Daniel,

An EIA Portal notification was received on 22/02/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 22/02/2022 under EIA Portal ID number 2022020 and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2022020

Competent Authority:

Applicant Name: Watfore Limited

Location: The Former CMP Dairies Site, Kinsale Road and Tramore Road, Cork

Description: Strategic Housing Development of 609no. dwellings 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 and cycle parking; and all associated works.

Linear Development: No

Date Uploaded to Portal: 22/02/2022

Regards,

Karl.

EIA Portal team

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

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing



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

From: Daniel Garvey <daniel.garvey@arup.com>
Sent: Tuesday 22 February 2022 13:04
To: Housing Eiaportal <EIAportal@housing.gov.ie>
Subject: Notification of upcoming planning application with EIAR

CAUTION: This eMail originated from outside your organisation and the BTS Managed Desktop service. Do not click on any links or open any attachments unless you recognise the sender or are expecting the email and know that the content is safe. If you are in any doubt, please contact the OGCIO IT Service Desk at help.it@per.gov.ie

Dear Madam or Sir

Please find attached a completed EIA Portal Notification, with associated Site Notice and Site Location Plan.

I look forward to acknowledgement of this notification.

Thank you.

Dan Garvey
he/him/his
Associate | Environmental Consultant
BA(Hons) MSc CEnv MIEEnvSc CGeog FRGS

Arup
One Albert Quay
Cork, T12 X8N6, Ireland
d +353 21 422 3200
arup.com

Follow Arup
[LinkedIn](#) [Twitter](#) [Instagram](#)

Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.