

4 April 2022

The Secretary,
Department of Children, Equality, Disability, Integration
and Youth - Minister's Office
Block 1, Miesian Plaza,
50 – 58 Lower Baggot Street,
D02 XWI4
Email. minister@equality.gov.ie

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork
P31 KP84

www.hwplanning.ie
info@hwplanning.ie
+353 (0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No.
486211

Re: Strategic Housing Development Application
The construction of a residential development of 140 no. residential apartment units with supporting tenant amenity facilities, crèche, and all ancillary site development works at Bessborough, Ballinure, Blackrock, Cork.

Dear Sir/Madam,

We act on behalf of Estuary View Enterprises 2020 Limited who are submitting an application for a strategic housing development (SHD) at Bessborough, Ballinure, Blackrock, Cork.

Proposed Development

The proposed development consists of the demolition of 10 no. existing agricultural buildings /sheds and log cabin residential structure and the construction of a residential development of 140 no. residential apartment units over 2 no. retained and repurposed farmyard buildings (A & B) with single storey extension and 3 no. new blocks of 3-5 storeys in height, with supporting resident amenity facilities, crèche, and all ancillary site development works. The proposed development includes 140 no. apartments to be provided as follows: Block C (9 no. 1-bedroom and 25 no. 2-bedroom over 3 storeys), Block D (34 no. 1-bedroom & 24 no. 2-bedroom over 3-4 storeys), Block E (27 no. 1-bedroom, 20 no. 2-bedroom & 1 no. 3-bedroom over 4-5 storeys). It is proposed to use retained Block A and Block B for resident amenities which include home workspace, library, lounge and function space. The proposal includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas, as well as new pedestrian access to Bessborough Estate to the north including upgrades to an existing pedestrian crossing on Bessboro Road.

The proposed development provides for outdoor amenity areas including publicly accessible parkland, landscaping, surface car parking, bicycle parking, bin stores, substation, public lighting, roof mounted solar panels, wastewater infrastructure including new inlet sewer to the Bessborough Wastewater Pumping Station to the west, surface water attenuation, water utility services and all ancillary site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessboro Road. Part of the proposed



development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490).

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

Purpose of Letter

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that the Minister for Children, Equality, Disability, Integration and Youth 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.

The office of the Minister for Children, Equality, Disability, Integration and Youth have advised that their preferred method of receipt of the application is via electronic copy. Please find enclosed a digital copy of the application and EIAR on USB. A full schedule of the plans and particulars that accompany the application are also enclosed with this cover letter.

The application plans, particulars and EIAR can also be viewed online at www.thefarmshd.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.

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

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', written in a cursive style.

Harry Walsh
HW Planning

Bessborough SHD – Schedule of Documentation – Phase 2 ‘The Farm’

| Discipline | Consultant | Item |
|--------------|--------------------------|--|
| Planning | HW Planning | Cover Letter – ABP |
| | | Cover Letter – Cork City Council |
| | | Application Form |
| | | Site Notice |
| | | Press Notice |
| | | Letters to Statutory Consultees as specified in ABP Opinion. |
| | | Letter(s) of Consent |
| | | Section 247 Meeting Minutes |
| | | Planning Statement (including response to ABP Opinion) |
| | | Statement of Consistency |
| | | Material Contravention Statement |
| | | Part V Costs Methodology |
| | | Childcare Needs Assessment |
| Architecture | Shipsey Barry Architects | Architectural Design Statement -including <ul style="list-style-type: none"> Schedule of Accommodation / Housing Quality Assessment) Accessibility Statement |
| | | ABP Opinion Response Report (Architectural Items) |
| | | Post Tripartite Alterations Report |
| | | Waste Management Plan |
| | | Land Ownership Map |
| | | Site Location Mapping |
| | | Site Layout Plan. |
| | | Building Plans Sections and Elevations. |

Bessborough SHD – Schedule of Documentation – Phase 2 ‘The Farm’

| | | |
|-----------------------|-------------------------------------|---|
| | | Site Phasing Map |
| | | Site Location Map - TIC - Taking in Charge |
| | | Survey |
| | | Footbridge - Greenway Bridge Design Specification |
| Landscape | Ilsa Rutgers Landscape Architecture | Parkland Management Strategy |
| | | Landscape Design Strategy Report |
| | | Landscape Drawings |
| | Abor Care | Arboriculture Impact Assessment & Tree Protection Plan |
| Cultural Heritage | John Cronin & Associates | Historic Buildings Record |
| Engineering & Traffic | MHL & Associates | Traffic and Transport Assessment |
| | | Road Safety Audit |
| | | Walking and Cycling Audit |
| | | Statement of DMURS Compliance |
| | | Mobility Management Plan |
| | JB Barry & Partners | Construction and Environmental Management Plan |
| | | Services Infrastructure Report & Drawings |
| | | Flood Risk Assessment |
| Environmental | DK Partnership | External Lighting Report |
| | | Daylight Reception Analysis Report for Proposed Development |
| | | Daylight Reception Analysis Report for Neighbouring Buildings |
| | | Sunlight Reception Analysis Report |
| | | Energy Analysis Report & Part L Compliance |

Bessborough SHD – Schedule of Documentation – Phase 2 ‘The Farm’

| | | |
|------|---|---|
| | | Telecommunications Signals Interference Report |
| | Dixon Brosnan Ecological Consultants | Natura Impact Statement |
| EIAR | HW Planning | Chapter 1 – Introduction |
| | HW Planning | Chapter 2 – Project Description |
| | Shipsey Barry Architects/HW Planning/ | Chapter 3 – Alternatives Considered |
| | Macroworks & Pederson Focus | Chapter 4 – Landscape & Visual |
| | MHL & Associates | Chapter 5 – Material Assets – Traffic & Transportation |
| | JB Barry & Partners | Chapter 6 – Material Assets – Services, Infrastructure & Utilities. |
| | JB Barry & Partners | Chapter 7 – Land, Soils & Geology |
| | JB Barry & Partners | Chapter 8 – Water (Hydrology & Hydrogeology) |
| | Dixon Brosnan Ecological Consultants | Chapter 9 – Biodiversity |
| | John Cronin & Associates | Chapter 10 – Cultural Heritage |
| | DK Partnership | Chapter 11 – Noise & Vibration |
| | DK Partnership | Chapter 12 – Air Quality |
| | DK Partnership | Chapter 13 – Climate |
| | HW Planning | Chapter 14 – Population & Human Beings |
| | HW Planning | Chapter 15 – Interaction of Impacts |
| | HW Planning | Chapter 16 - Summary of Mitigation Measures |