

The Secretary
An Bord Pleanála (Strategic Housing Unit)
64 Marlborough Street,
Dublin 1

9th May 2022

Re: Proposed SHD, 280 no. apartments, The Meadows, Ballinure, Cork, Ref. 313216

Dear Sir/Madam,

The NTA has reviewed the subject proposed development and makes the following observations for the Bord's consideration.

Noting the reference in the Planning Statement to the published draft BusConnects network redesign, it is evident that the proposed route 20 would directly serve the subject site (Phase 1), along with the two other development sites (phases 2 & 3) within the Masterplan Area, as indicated in the Architectural Design Statement.

Route 20, as presented in the draft network redesign, would operate in a clockwise loop within the Masterplan area and accessing the area from Skehard Road. As the most effective way of directly serving all phases of development within the Masterplan area, the operation of this loop would in turn be dependent on the completion of a linking road from the Primary Existing Road Network in the vicinity of the subject proposed development and a route which connects back to the Bessborough Road, via the western side of the Masterplan area. The nearest connecting road is currently the existing 'Historic avenue', as indicated on page 28 (Traffic Access) of the Architectural Statement.

However, the current traffic access arrangements, as indicated, do not provide for connectivity between these two roads, or between the Primary Existing Road and the development access road as indicated for Phase 3, thus not providing for the proposed bus Route 20.

It is recommended that any decision to grant permission for the subject proposed development should be contingent on the necessary amendments being made to the internal road network within the Masterplan area, to ensure that a linking route is provided, enabling the operation of the bus route as proposed in the Draft BusConnects network redesign.

In addition, the NTA would recommend further consultation with Cork City Council and the BusConnects Network Redesign team to ensure that the necessary design matters, including the location of potential bus stops is taken into consideration in both the configuration and design of the

internal road network, serving the subject site and the development of the Masterplan area as a whole.

Yours sincerely,

A handwritten signature in black ink, reading "Michael Mac Aree". The signature is written in a cursive, flowing style.

Michael Mac Aree

Head of Strategic Planning