

The Secretary
Strategic Housing Unit
An Bord Pleanála
64 Marlborough street
Dublin 1
D01 V902

07 April 2022

Re: ABP Ref. ABP-310351-21
Application for permission for a Strategic Housing Development for a proposed Residential Development at Coolcarron (townland), Fermoy, Co. Cork.

Dear Sir/Madam,

We act on behalf of the applicant, Cumnor Construction Ltd., and wish to submit the enclosed Strategic Housing Development (SHD) Planning Application for a proposed residential development comprising the construction of 336 no. residential units comprising 242 dwellings houses (comprising a mix of 5, 4, 3 and 2 bed detached, semi-detached and townhouse/terraced units) and 94 no. duplex/simplex units (comprising a mix of 1 and 2 bed units); a 587m² creche/childcare facility; the provision of landscaping and amenity areas to include 4 no. flexible open space areas with natural play features, a linear green route with a 3m wide shared surface path running along the eastern boundary and a number of informal grassed areas; public Realm upgrades along the R639, including a shared footpath and cycleway, a 4m toucan crossing with tactile paving; the proposed alteration to the Barrymore-Coolcarron 38kv line. The proposed alteration will involve the undergrounding of a section of the above mentioned overhead 38kV line to facilitate the housing development and the realignment of approximately 13.6 metres of 38kV overhead line. The proposed alterations will comprise of one (1) 12 metre Type "F" lattice steel end terminate mast structure and one (1) 38kV cable sealing ends. The proposed retirement of 282 metres of overhead conductors and one (1) type "F" Lattice steel mast structure , one (1) Type "C" light angle strain structure and one (1) Type "B" portal suspension structure; and all associated ancillary development including vehicular access on to the R639 road, 2 no. access gates to the existing weighbridge and associated ancillary development, lighting, drainage, boundary treatments, bicycle & car parking and bin storage at Coolcarron (townland), Fermoy, Co. Cork.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as requested under articles 297 and 298 of the Planning and Development Regulations 2001 to 2017, as amended, and in accordance with the additional information sought in the Boards Notice of Pre-Application Consultation Opinion:

- **Cover letter and Schedule of Documents** by McCutcheon Halley Planning;

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- **Response to An Bord Pleanála Opinion** by McCutcheon Halley Planning;
- Completed **SHD Application Form**;
- **Press Notice** – Template;
- **Press Notice** – Evening Echo;
- **Site Notice**;
- **Letter of Consent** from St Colman’s College, Cork County Council and Craigfort Construction Ltd;
- Copy of **Notification Letters sent to Prescribed Bodies** and **Cork County Council**;
- **Planning and Design Statement** by McCutcheon Halley Planning;
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Part V Report** by McCutcheon Halley Planning;
- **School Demand Report** by McCutcheon Halley Planning;
- **Childcare Demand Report** by McCutcheon Halley Planning;
- **Material Contravention Statement** by McCutcheon Halley Planning;
- **Housing Quality Assessment and Schedule of Areas** by Geraldine Coughlan Architects;
- **Site Location Maps** prepared by Geraldine Coughlan Architects;
- **Architectural Drawings & Schedule** prepared by Geraldine Coughlan Architects;
 - Site Layout Plans at 1:500;
 - Site Sections at 1:500;
 - Floor Plans, Elevations, and Sections at 1:200;
- Plan (by Geraldine Coughlan Architects) of areas proposed to be **Taken in Charge**;
- **Phasing Plan** by Geraldine Coughlan Architects;
- **Architects Design Statement** by Geraldine Coughlan Architects;
- **Response to Planning Authority Opinion** by Geraldine Coughlan Architects;
- **Landscape Drawings** by Cathal O’Meara Landscape Architects;
- **Landscape Design Report** by Cathal O’Meara Landscape Architects;
- **Tree Survey and Associated drawings** by Arbor Care;
- **Photomontages** by Innovision;
- **Engineering Drawings** by Walsh design Group;
- **Civil Engineering Report** (including Confirmation of Feasibility from Irish Water and **Letter from Irish Water** confirming development is in line with Standard Details and Codes of Compliance) by Walsh design Group;
- **Road Safety Audit** by MHL Consulting Engineers;
- **Traffic & Transport Assessment** by MHL Consulting Engineers;
- **Mobility Management Plan** by MHL Consulting Engineers;
- **Engineering Drawings** by MHL Consulting Engineers;
- **Public Lighting Report and Drawings** by Walsh design Group;
- **Building Lifecycle Report** by Geraldine Coughlan Architects;
- **Universal Design Statement** by Geraldine Coughlan Architects;
- **Natura Impact Statement** by Kelleher Ecology;
- **Construction Environmental Management Plan** by Walsh design Group;
- **Construction and Demolition Waste Management Plan** by Walsh design Group;
- **Sunlight, Daylight and overshadowing Report** by Passive Dynamics;
- **Environmental Impact Assessment Report** by McCutcheon Halley Planning;
- Application fee for €65,793.20 made payable to An Bord Pleanála.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Yours sincerely,



Cora Savage
McCutcheon Halley