

Planning Department
Cork City Council
City Hall
Anglesea Street
Cork

25th June 2022

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Co. Cork

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

Director:
Harold Walsh

Company Reg. No:
486211

Re: Strategic Housing Development Application.

The construction of a Strategic Housing Development of 489 no. apartments, creche and offices at Jacob's Island, Ballinure, Mahon, Cork.

Dear Sir/Madam

We act on behalf of Hibernia Star Limited who are submitting an application to An Bord Pleanála for a Strategic Housing Development (SHD) at Jacob's Island, Ballinure, Mahon, Cork.

PROPOSED DEVELOPMENT

The development will consist of the construction of 489 no. apartments, creche and offices in 5 no. blocks ranging in height from part-1 to part-8 no. storeys over lower ground and semi-basement podium levels. The proposed development is located adjacent to a Strategic Housing Development permitted by ABP-301991-18 and amended by ABP-310378-21 containing 6 no. blocks (Blocks 3, 4, 7, 8, 9 & 10) with existing Blocks 1, 2, 5 & 6 constructed on foot of T.P. 24609/00.

The development will contain 1 no. studio, 161 no. 1 bedroom apartments and 327 no. 2 bedroom apartments.

- Block 11 is part-3 to part-6 no. storeys over semi-basement podium and lower ground levels and will contain 101 no. apartments.
- Block 12 is part-1 to part-4 no. storeys over undercroft car parking and lower ground level office building (4,112 sq m) comprising 2,934 sq m of office floor area.
- Block 13 is part-2 to part-8 no. storeys over lower ground levels and will contain a crèche over 2 no. levels (381 sq m) and 39 no. apartments.
- Block 14 is part-3 to part-6 no. storeys over lower ground level and contains 130 no. apartments.
- Block 15 is part-3 to part-6 no. storeys over semi-basement, podium and lower ground level and contains 219 no. apartments and ancillary resident amenity spaces (576 sq m).

Blocks 12 and 13 will contain ancillary commercial areas including a creche (381 sq m) and offices (4,112 sq m). The development will also contain supporting internal resident amenity spaces (576 sq m) and external communal amenity spaces.

The proposed development also provides for hard and soft landscaping, boundary treatments, public realm works, car parking, bicycle parking, bin stores, signage, lighting, PV panels, sprinkler and water tank, substations, plant rooms and all ancillary site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2015 -2021 and the Draft Cork City Development Plan 2022 -2028, which will come into effect on August 8th, 2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

CONTEXT

The applicants acknowledge the Board's Opinion, issued in March 2022 (Ref: ABP-311818-21) which stated that the documents submitted with the request to enter into consultations constituted a reasonable basis for an application for Strategic Housing Development. A full and detailed response to the above referenced opinion of An Bord Pleanála in response to the pre-consultation application is outlined in the accompanying '*Planning Statement & Response to An Bord Pleanála's Opinion*' report prepared by HW Planning. Additional supporting materials have also been provided in response to the opinion as outlined in the accompanying schedule of documents, including a '*Material Contravention Statement*' prepared by HW Planning.

As requested in the Board's Opinion, 311818-21, the following prescribed bodies have been notified of the application:

- Irish Water.
- Transport Infrastructure Ireland.
- National Transport Authority
- Minister for Culture, Heritage and the Gaeltacht,
- The Heritage Council,
- An Taisce-the National Trust for Ireland.
- An Comhairle Ealaíon,
- Fáilte Ireland
- Cork City Childcare Committee

In accordance with Article 19(4) of the Planning and Development Regulations 2001 (as amended) the site notices are printed on a yellow background.

In accordance with the SHD legislation 6 no. hard copies and 3 no. digital copies are enclosed. A full schedule of the plans and particulars that accompany this application is attached.

The application plans and particulars can also be viewed online at the following website:
www.jacobsislandshd.ie

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

Hibernia Star Limited

Jacob's Island SHD

SHD Application Document Schedule

| Discipline | Consultancy | Document |
|--|--|---|
| Planning | HW Planning | Cover Letter (ABP) |
| | | Cover Letter (CCC) |
| | | Application Form |
| | | Application Fee |
| | | Statutory Consultee Letters |
| | | EIAR Portal Confirmation |
| | | Minutes of Section 247 meeting (Refer to Appendix 3-1 of Enclosed EIAR) |
| | | Letter of Consent |
| | | Go-Car Letter of Support |
| | | Schedule of Documents |
| | | Planning Statement and Response to Opinion |
| | | Statement of Consistency |
| | | Statement on Childcare |
| | | Part V Costs Methodology |
| Material Contravention Statement | | |
| Environmental Impact Assessment Report | | |
| Statement on Housing Mix | | |
| Architectural | OMP Architects | Design Statement |
| | | Schedule of Accommodation & Housing Quality Assessment |
| | | Drawings and Drawing Register |
| | | Spatial Data required by ABP (.dwg or GIS file) |
| | Aramark | Building Lifecycle Report (Refer to Appendix 2-2 of Enclosed EIAR) |
| Landscape | Doyle & O'Troithigh Landscape Architecture | Landscape Design Report |
| | | Landscape Softworks Specification |
| | | Landscape Maintenance and Performance Standard |
| | Arborist Associates Ltd | Drawing Register |
| | | Arboricultural Report Tree Protection Plan and Tree Constraints Plan |
| Engineering | Sweco Ireland Ltd | Mobility Management Plan |
| | Sweco Ireland Ltd - PCME | Statement on DMURS consistency |
| | | Quality Audit |
| | MMOS Consulting & Structural Engineers | Engineering Infrastructure Report including Flood Risk Assessment Construction and Environmental Management Plan Drawing Register |
| | AWN Consulting | Operational Waste Management Plan |
| M&E | EDC Engineers | Public Lighting Plan and Report |
| Ecology | Atkins | Natura Impact Statement including Appropriate Assessment Screening (Refer to Appendix 9-1 of Enclosed EIAR) |

Environmental Impact Assessment Report

Volume I - Non Technical Summary

Volume II - Chapters

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|------------|--|
| Chapter 1 | Introduction |
| Chapter 2 | Project Description |
| Chapter 3 | Alternatives |
| Chapter 4 | Townscape and Visuals |
| Chapter 5 | Material Assets - Traffic and Transport |
| Chapter 6 | Material Assets - Services, Infrastructure & Utilities |
| Chapter 7 | Land, Soil & Geology |
| Chapter 8 | Hydrology & Hydrogeology |
| Chapter 9 | Biodiversity |
| Chapter 10 | Noise & Vibration |
| Chapter 11 | Air Quality & Climate |
| Chapter 12 | Cultural Heritage |
| Chapter 13 | Population and Human Health |
| Chapter 14 | Interactions of Impacts |
| Chapter 15 | Summary of Mitigation Measures |

Volume III - Appendices

Volume IIIa

- Appendix 1-1 – Scoping Letters to Statutory Bodies
- Appendix 1-2 - Scoping Responses from Statutory Bodies
- Appendix 2-1 – Construction and Environmental Management Plan (CEMP) prepared by MMOS Consulting & Structural Engineers
- Appendix 2-2 - Building Lifecycle Report prepared by Aramark
- Appendix 2-3 - Engineering Services Report prepared by MMOS Consulting & Structural Engineers
- Appendix 3-1 – Minutes of Section 247 Meeting & ABP Opinion
- Appendix 5-1 – Traffic and Transport Assessment prepared by Sweco Ireland Ltd
- Appendix 6-1 – IW Confirmation of Feasibility
- Appendix 6-2 – IW Design Acceptance
- Appendix 7-1 - Site Investigation Plan
- Appendix 9-1 - Natura Impact Statement (inc. AA Screening) prepared by Atkins
- Appendix 9-2 - Invasive Species Management Plan prepared by Atkins
- Appendix 9-3 – Landscape Report Doyle & O’Troithigh Landscape Architecture
- Appendix 9-4 – Engineering Services Report (refer to Appendix 2-3)
- Appendix 9-5 – Arboricultural Assessment (inc Tree Constraints & Tree Protection Plan) prepared by Arborist Associates Ltd
- Appendix 10-1 – Jacobs Island Inward Noise Impact prepared by AWN Consulting
- Appendix 11-1 - Ambient Air Quality Standards prepared by AWN Consulting
- Appendix 11-2 - Dust Management Plan prepared by AWN Consulting
- Appendix 11-3 – Building Lifecycle Report (refer to Appendix 2-2)
- Appendix 12-1 – Down Survey Parish and Barony Maps (1654 – 1659)
- Appendix 12-2 – Photos of Site taken by Lane Purcell
- Appendix 12-3 - Archaeological Assessment (Purcell, A., Brett, C., O’Rourke, N., 2003)
- Appendix 13-1 – Wind Microclimate Study prepared by B-Fluid Ltd.

Volume IIIb

- Appendix 13-2 – Sunlight and Daylight Access Analysis prepared by ARC Architectural Consultancy Ltd

Volume IIIc

- Appendix 4-1 -Photomontages prepared by Pederson Focus Ltd