

24th June 2022

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Directors:

Harold Walsh
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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 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.

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 advised that you are a prescribed authority and requested that you should 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.

Please find enclosed a digital copy of the application, an Environmental Impact Assessment Report and Natura Impact Statement. A schedule of documentation is also attached to this letter.

The application plans and particulars can also be viewed online at: www.jacobsislandshd.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



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