

The Secretary
Planning Department
Cork City Council
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19 May 2021

HW Planning

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Director:

Harold Walsh

Company Reg. No:

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Re: Strategic Housing Development Application.

Proposed construction of a mixed use residential development of 276 no. residential units with ancillary single storey crèche (271 sq. m), café (147 sq. m), landscaping, road improvements, pedestrian / cycleway and associated site development works at Ardarostig, Bishopstown, Cork and Waterfall Road opposite The Rise/Halldene Villas junction, Cork.

Dear Sir / Madam

We act on behalf of Ardstone Homes Ltd. who are submitting an application for a strategic housing development (SHD) at Ardarostig, Bishopstown, Cork.

An SHD application submitted to An Bord Pleanála and referred to you earlier this month, ABP 310164-21, was withdrawn, when a potential omission in the application documentation was identified based on a ruling in a recent Judicial Review case. This potential omission has been rectified in the resubmitted application, which now includes a standalone statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 - 2021.

The SHD consists of the construction of a mixed use residential development of 276 no. residential units with ancillary single storey crèche (271 sq. m), café (147 sq. m), landscaping, road improvements, pedestrian / cycleway and associated site development works. The proposed development makes provision for 137 houses comprising of 40 no. 2-storey 3-bedroom semi-detached, 12 no. 2-storey 3-bedroom detached, 56 no. 2-storey 3-bedroom terraced, 14 no. 2-storey 4-bedroom semi-detached and 15 no. 3-storey 4-bedroom terraced. The proposed development includes 139 no. apartments / duplexes to be provided as follows: Block 1 (11 no. 1-bedroom & 7 no. 2-bedroom over 4 storeys), Block 2 (11 no. 1-bedroom & 7 no. 2-bedroom over 4-storeys), Block 3 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 4 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 5 (12 no. 1-bedroom & 15 no. 2-bedroom over 5 storeys), Block F (16 no. 2-bedroom duplex apartments & 16 no. 3-bedroom duplex apartments over a 4-storey split level building) Block G (4 no. 2-bedroom duplex apartments & 4 no. 3-bedroom duplex apartments over 3 storeys). Apartment Block No. 5 makes provision for a café fronting Waterfall Road at ground floor level. The proposed development will provide for a new vehicular access and pedestrian entrances onto Waterfall Road, a two-way cycle track and pedestrian footpath along the site frontage to Waterfall Road which will continue via the site, and to the rear of properties fronting onto Waterfall Road, to link to an existing shared surface pathway south of the N40, upgrades to this shared surface path to provide two-way cycle track and pedestrian footpath, upgrades to Waterfall Road to extend the existing pedestrian



pathway to the subject lands, pelican crossing on Waterfall Road opposite The Rise/Halldene Villas junction (approximately 445 metres north east of the main development site), uncontrolled pedestrian crossing at the Audi Cork/Heiton Buckley entrance junction adjacent to N40 (approximately 370 metres north east of the main development site), infrastructure development works comprising the relocation/undergrounding of ESB powerlines, wastewater infrastructure upgrades, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substation, CCTV and all ancillary site development works.

A full and detailed response to the opinion of An Bord Pleanála in relation to the pre-consultation request (Ref: ABP-307742-20) is outlined in the accompanying documentation prepared by HW Planning. Additional supporting materials have also been provided in response to the opinion as outlined in the accompanying schedule of documents.

In accordance with the SHD legislation, 6 no. print and 3 no digital copies of the application are being provided to Cork City Council. A full schedule of the plans and particulars that accompany this application are enclosed with this cover letter.

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

SCHEDULE OF DOCUMENTS

Planning (HW Planning)

Completed Application Form
 Site Notice & Press Notice
 Cover Letter (An Bord Pleanála)
 Cover Letter (Cork City Council)
 Cover Letters (Prescribed Bodies as specified by An Bord Pleanála in their Opinion)
 Planning Statement & Response to ABP Opinion
 Statement of Consistency
 EIAR Screening
 Childcare Needs Assessment
 Community and Social Infrastructure Audit
 Material Contravention Statement
 Part V Cost Methodology
 Letters of Consent from Ardstone Residential Partners Fund, Cork City Council & Grafton Group Plc.
 Minutes of Section 247 meeting with Cork City Council

Architecture (JFA)

Architectural Design Statement
 Site Location Map
 Site Layout Plans
 Plans elevations, sections of houses, duplexes and apartments.
 Part V Site Plan
 Land Ownership map
 Map of risk contours from Irish Oxygen Company (Seveso)
 Area and Schedules Report

Civil Engineering (DOSA)

Infrastructure Report - including Irish Water Confirmation of Feasibility, Irish Water Correspondence and agreements.
 Site Specific Flood Risk Assessment
 Plans, sections and technical details
 Public Lighting specifications
 Construction Environmental Management Plan

Traffic (NRB)

Traffic and Transport Assessment
 Statement of DMURS Compliance
 Plans and sections on access/connectivity proposals.
 Mobility Management Plan
 Stage 1 Quality / Safety Audit

Ecology (Kelleher Ecology)

Appropriate Assessment
 Hedgerow Appraisal
 Bat Assessment

Archaeology (John Cronin & Associates)

Archaeological Impact Assessment
 Geophysical Survey Report (2018)

Landscape and Visual (Park Hood & 3DDB)

Final Landscape plans, sections, details
 Landscape Statement
 Landscape and Visual Impact Assessment
 Tree Survey
 Photomontages & CGIs
 Daylight / Sunlight Report

Property Management (Aramark)

Building Lifecycle Report
 Property Management Report



Other (DFA Associates)
Measure to comply with Universal Design