

BESSBOROUGH, CORK

APPENDIX 1

Introduction



VOLUME III | APPENDICES

BESSBOROUGH, CORK

APPENDIX 1

Introduction

- Appendix 1-1a – Scoping Letters to Statutory Bodies
- Appendix 1-1b – Enclosures with Letters to Statutory Bodies
- Appendix 1-2 - Scoping Responses from Statutory Bodies

- **Appendix 1-1a – Scoping Letters to Statutory Bodies**

17 December 2021

Ms. Eimear Harte
An Chomhairle Ealaíon
70 Merrion Square
Dublin 2
D02 NY52

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 KP84

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

Directors:
Harold Walsh
Conor Frehill

Company Reg. No:
486211

Re: Proposed Strategic Housing Development at Bessborough, Ballinure, Blackrock, Cork.

Dear Sir/Madam,

We act on behalf of Estuary View Enterprises 2020 Limited who are seeking planning permission for the mixed-use Strategic Housing Development (SHD) of c. 420 no. build to sell residential units with two creches, café, tenant amenities, landscaping, pedestrian/cycleway infrastructure and associated site development works at Bessborough, Ballinure, Blackrock, Cork. The proposed development includes two distinct phases, namely 'The Meadows' (Phase 1) and 'The Farm' (Phase 2). The applicant also has intentions for a third follow-on phase of development comprising c. 200 no. apartments across 5 blocks as part of a landscaped parkland setting to the west and south of Bessborough House, subject to zoning which is under consideration as part of the preparation of the Cork City Development Plan 2022-2028.

The applications for each phase will be accompanied by an Environmental Impact Assessment Report (EIAR). An overall location map of the lands in the applicant's ownership and an indicative site masterplan for Phases 1 - 3 prepared by Shipsey Barry Architects accompany this letter. The purpose of this letter is to seek any additional comments that An Chomhairle Ealaíon may have and that we should have regard to when preparing the EIAR for the project.

01 THE SITE

The sites of the 2 phases, with a combined area of approximately 6.43 hectares, form part of a larger landholding in the applicant's ownership (c.16.3 hectares), located adjacent to Mahon District Centre, within the Southeastern Suburbs of Cork City, as defined in the Cork City Development Plan 2015-2021. The sites are strategically located beside the Passage West Greenway which extends along three sides of Bessboro Estate and benefits from excellent walking and cycling links to the adjacent Mahon District Centre, and key strategic employment areas to the north, east and west. These are among Cork's strongest performing areas in terms of population and employment growth during the last two intercensal periods 2006-2016, presenting sustainable and viable employment opportunities for existing and future residents of the area.

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The following maps and plans accompany this letter:

- Site Location Map
- Indicative Masterplan

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Yours sincerely



Harry Walsh
HW Planning

17 December 2021

The Secretary
An Taisce – The National Trust for Ireland
Tailor’s Hall
Back Lane
Dublin D08 X2A3

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 KP84

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Harry Walsh
HW Planning

17 December 2021

Ms. Janet Dennehy
Cork City Childcare Committee
Suite 1, John Dunlop House
Marina Commercial Park
Centre Park Road Cork

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 KP84

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The Secretary
Department of Education
Marlborough Street
Dublin 1
D01 RC96

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
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Department of Housing, Local Government and Heritage,
Custom House,
Dublin,
D01 W6X0

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Harry Walsh
HW Planning

17 December 2021

Inland Fisheries Ireland
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Co. Cork
P12 X602 Ireland

HW Planning
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Ballincollig,
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P31 KP84

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+353 (0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No:
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HW Planning

17 December 2021

Michael Galvin - Senior Design Engineer
Irish Water
Blackwater House
Mallow Business Park
Mallow Co. Cork.

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Minister O'Gorman TD
Minister for Children, Equality, Disability, Integration and Youth
Block 1
Miesian Plaza
50 – 58 Lower Baggot Street D02 XW14

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17 December 2021

Development Application Unit
Department of Culture Heritage and the Gaeltacht
Newtown Road
Wexford
Co. Wexford Y35AP90

HW Planning
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The Secretary
National Parks & Wildlife Service
90 King Street North
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D07 N7CV Ireland

HW Planning
5 Joyce House,
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Yours sincerely



Harry Walsh
HW Planning

17 December 2021

The Secretary
National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2 D02 WT20

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 KP84

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

Directors:
Harold Walsh
Conor Frehill

Company Reg. No:
486211

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Yours sincerely



Harry Walsh
HW Planning

17 December 2021

The Secretary
Office of Public Works
Jonathan Swift Street
Trim
Meath C15 NX36

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 KP84

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

Directors:
Harold Walsh
Conor Frehill

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HW Planning

17 December 2021

Ms. Alison Harvey
The Heritage Council
Aras na hOidhreachta
Church Lane
Kilkenny R95 X264

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 KP84

www.hwplanning.ie
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HW Planning

17 December 2021

The Secretary
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8 D08 DK10

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.
P31 KP84

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Harry Walsh
HW Planning

- **Appendix 1-1b – Enclosures with Letters to Statutory Bodies**

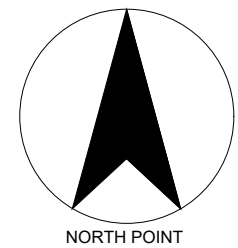
ORDNANCE SURVEY MAP

Ordnance Survey Ireland

Description:
Historic 6" Latest Edition

Publisher / Source:
Ordnance Survey Ireland (OSI)

Data Source / Reference:
CK074
Revision Date = 31-Dec-1928
Levelled Date = 31-Dec-1956



CK075
Revision Date = 31-Dec-1929
Survey Date = 31-Dec-1929
Levelled Date = 31-Dec-1935

CK086
Revision Date =
Survey Date =
Levelled Date = 31-Dec-1938

CK087
Revision Date =
Survey Date = 31-Dec-1929
Levelled Date = 31-Dec-1934

File Format:
Tagged Image File Format (TIFF)

File Name:
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Clip Extent / Area of Interest (AOI):
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LRX,LRX= 575353.0,567720.0
ULX,ULY= 568343.0,572914.0
URX,URY= 575353.0,572914.0

Projection / Spatial Reference:
IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y = 571848.0,570317.0

Data Extraction Date:
18-Mar-2021

Product Version:
1.3

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéireacht Ordánais Éireann, 2021

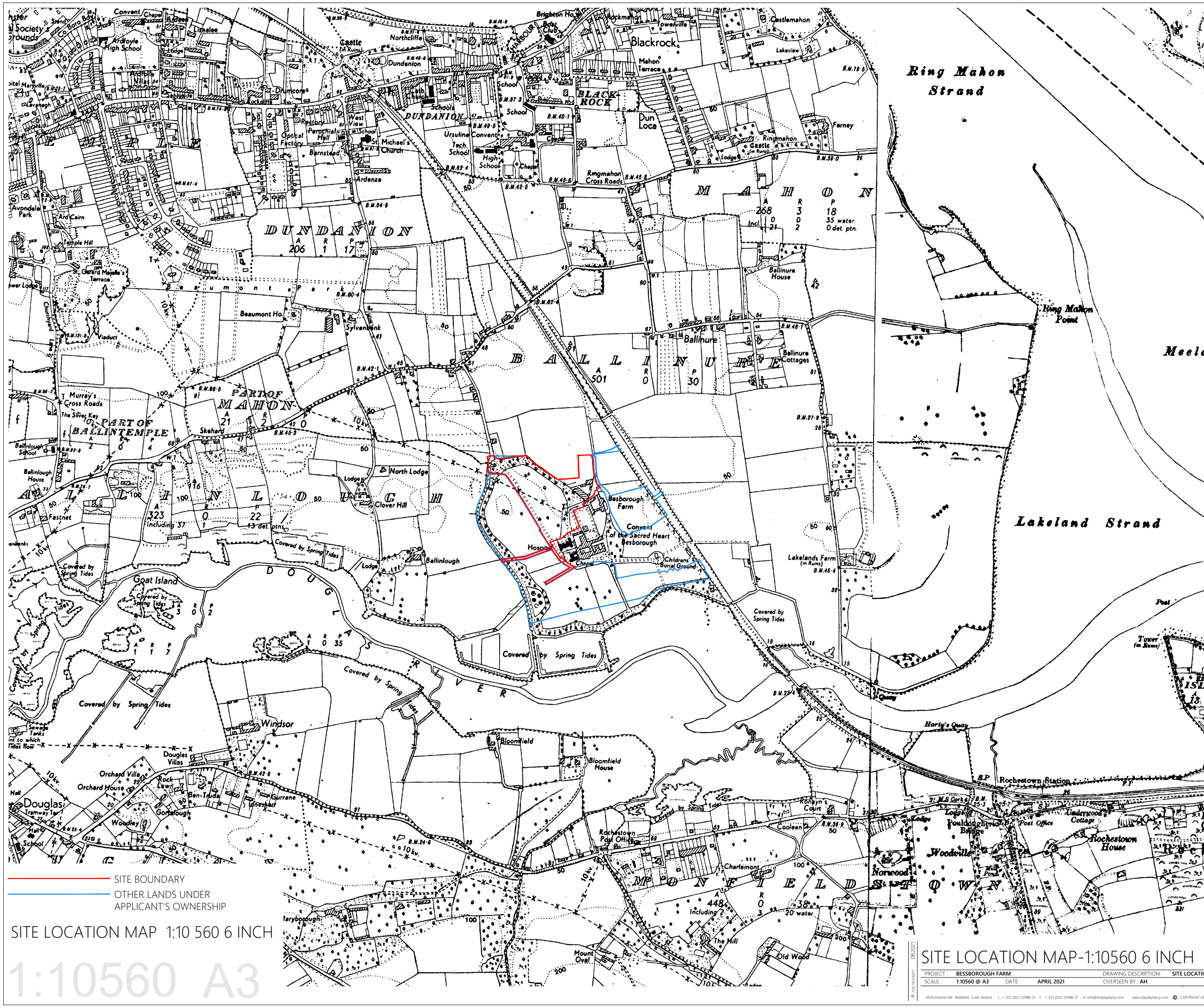
Arna thionsú agus arna fhóilsú ag Suirbhéireacht Ordánais Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.

Sáráinn atáirgeadh neamhúdarthaí cóipcheart Shuirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhóilséachán seo a chóipeáil, a atáirgeadh nó a tharchar in aon fhoirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéir an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead síl.

Ní thaispeánann léarscáil de chuid Ordánais Shuirbhéireacht na hÉireann teorann phointí deathúil de mhaoin riamh, ná úinéireacht de ghnéithe fisiciúla.



SITE LOCATION MAP 1:10 560 6 INCH

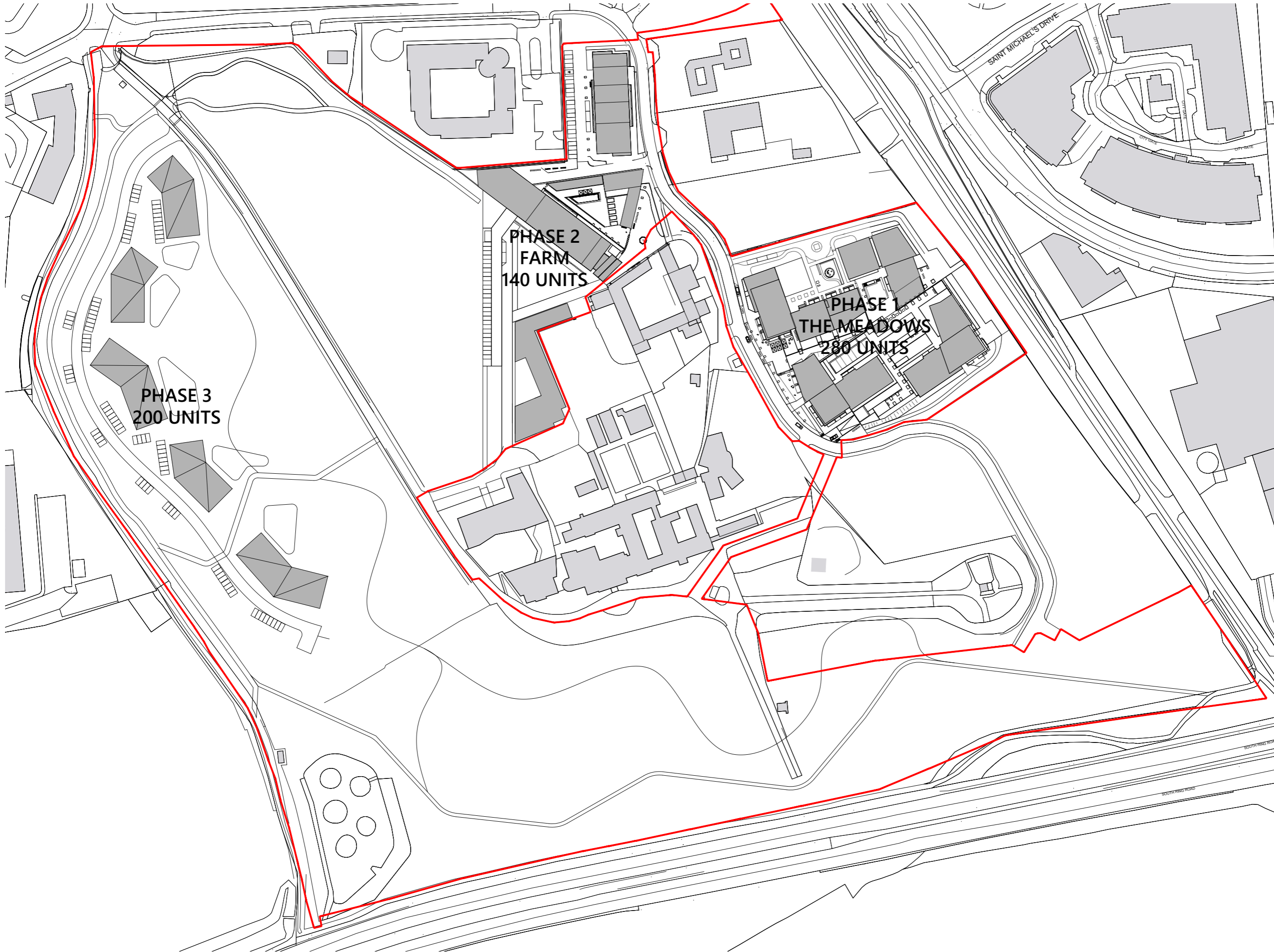
1:10560 A3

SITE LOCATION MAP-1:10560 6 INCH

SHIPSEYBARRY place makers

PROJECT: BESSBOROUGH FARM DRAWING DESCRIPTION: SITE LOCATION MAP- 6 INCH CLIENT: ESTUARY VIEW ENTERPRISES LTD
SCALE: 1:10560 @ A3 DATE: APRIL 2021 OVERSEEN BY: AH APPROVED BY: GB DRAWING NO.: 001

28,Richmond Hill, Bellfield, Cork, Ireland t: +353 (0)21 23988 55 f: +353 (0)21 23988 27 e: info@shipseybarry.com www.shipseybarry.com © COPYRIGHT OF SHIPSEY BARRY LTD. This drawing or design may not be reproduced without express written permission of SHIPSEYBARRY LTD.



ORDNANCE SURVEY MAP
 1:1,000 | 6428-05
 1:1,000 | 6383-25
 1:1,000 | 6429-01

Data Extraction Date: NORTH POINT
 Date= 18-Mar-2021

Source Data Release:
 DCLMS Release V1.138.111

Product Version:
 Version= 1.3

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Ordnance Survey Ireland, 2021

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Sáralonn atáirgeadh neamhúdarithe cóipcheart Shuirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhoilseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon foirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéirí an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead slí.

Ní thaispeánann léarscáil de chuid Ordánais Shuirbhéireacht na hÉireann teorann phointí deathúil de mhachn riamh, ná úinéireacht de ghnéithe fhisiciúla.

SITE BOUNDARY

- **Appendix 1-2 - Scoping Responses from Statutory Bodies**

Text Description automatically generated with medium confidence



IMPORTANT

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error, please notify us immediately by email at info@corkcitychildcare.ie or by phone at 00 353 21 4310500 and delete this e-mail from your system. Thank You.

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From: Deirdre Cotter <deirdrec@corkcitychildcare.ie>
Sent: Wednesday 26 January 2022 16:40
To: Info <info@hwplanning.ie>
Cc: Janet Dennehy <janet@corkcitychildcare.ie>
Subject: Cork City Childcare comments on the submission of site at Bessborough

Hello,

Please find attached comments and other appropriate materials to the proposed site at Jacobs Island Cork.

Should you have any queries or require further comment, please don't hesitate to contact me.

Kindest Regards,

Deirdre Cotter

Development Officer
Cork City Childcare

Suite 1, John Dunlop House
Marina Commercial Park
Centre Park Road
Cork
T12 P9PV

Tel: 021 4310500
Mob: 083 0167816
E-mail: deirdrec@corkcitychildcare.ie

Registered Charity Number: 20204749

Logo Description automatically generated



Text Description automatically generated



Blackrock/Ballintemple/Ballinlough/ Mahon Area

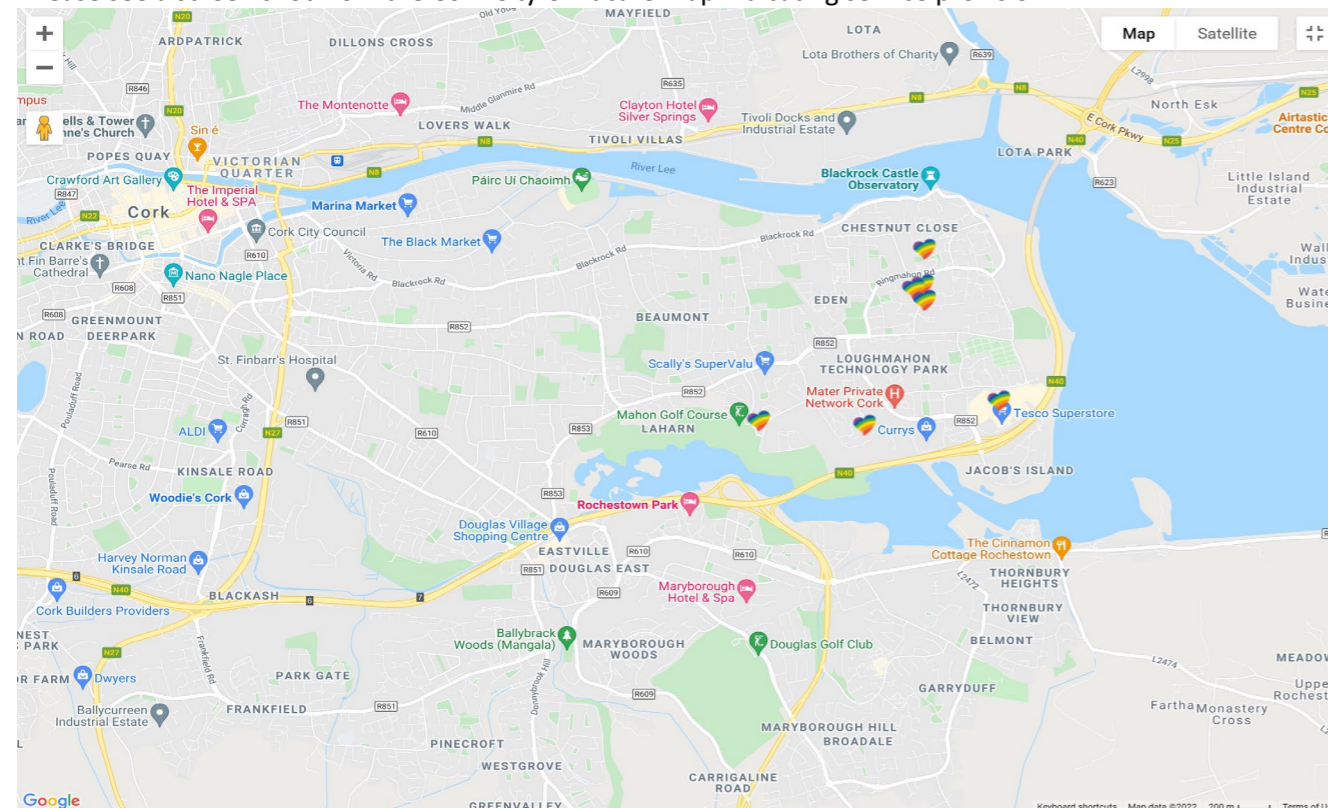
A breakdown of the childcare provision has been detailed below.

	Service Name	Age Range	Type	Maximum Capacity
1	Scoil Ursula Creche	2-6yrs	Part Time	10
2	Scoil Ursula Preschool	2-6yrs	Part Time	44
3	Nurture Childcare Blackrock	0-6yrs	Full Day Care	135
4	Bessborough Centre Creche	0-6yrs	Full Day Care	124
5	Step 1 Preschool (Buachailli & Cailini)	2-6yrs	Part Time	66
6	Stepping Stones	2-6yrs	Sessional	22
7	Pea Pods Childcare	0-6yrs	Full Day Care	36
8	Rockboro Preschool	2-6yrs	Sessional	22
9	The Village Montessori AMI	2-6yrs	Part Time	88
10	Beginnings Creche Mahon	0-6yrs	Full Day Care	31
11	Mahon CPD	0-6yrs	Full Day Care	22
12	Mahon Community Preschool	2-6yrs	Part Time	40
13	Naíonra Cró na nÓg	2-6yrs	Full Day Care	22

From the above table you can see there are only six full day care services out of a possible thirteen. Only five of the thirteen services cater for children under 2.

As you can see, provision for under threes and school aged childcare are severely restricted in this area.

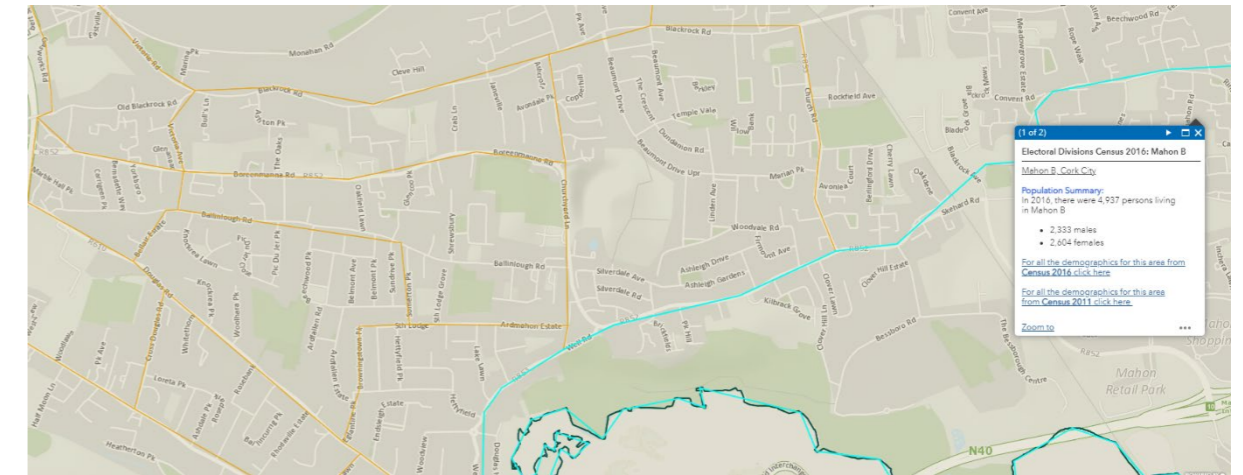
Please see a screen shot from the Cork City Childcare map indicating service provision:



Please note that services in Douglas and services at the other side of the N27 were not included.

The full map can be seen on the following link: <https://corkcitychildcare.ie/childcare-services/>

The Census 2016 Sapmap Electoral Division:



Full map available on the following link:

<https://cso.maps.arcgis.com/apps/webappviewer/index.html?id=4d19cf7b1251408c99ccde18859ff739>

The population breakdown is available on an accompanying excel sheet. From that statistics in 2016 there were 1,820 children aged 6 and younger living in the catchment area. Please note that the birth rate has been falling yearly. For example in:

Year	Live Births
2018	61, 016
2019	59, 796
2020	55, 959

<https://www.cso.ie/en/search/?addsearch=birth%20rates%202021>

While there is a decrease in the birth rate, there is still an identified need in the area for 0-3 spaces. This issue has been identified in mainstream media on many occasions and has been raised by the number of parents ringing our offices seeking help to find availability.

Pobal Sector Profile:

The Annual Sector Profile 2018/2019 outlined that Cork City had an enrolment of 4,252 children and 183 vacant places. This only gives a vacancy rate of 4%. This is a significant decrease from previous years in 2015/2016 the vacancy rate was 7%. Cork City has low capacity to cater for the following groups babies, toddlers, and afterschool children. The profile indicated that there were 940 children on waiting lists trying to secure a childcare place. A link to the full report is available here: <https://www.pobal.ie/app/uploads/2019/12/Annual-Early-Years-Sector-Profile-Report-AEYSPR-2018-19.pdf>

Queries:

- From the information supplied it is difficult to determine the level of Childcare that would be provided between the two sites.
- From the plans further detail is needed to ensure that the childcare services will be compliant with Tusla regulations, can the information be provided at this stage?
- Services require an outdoor area for their sole use, has this been considered in the plans?

Considerations:

- As it is unclear from the information supplied what the capacity of the services will be we would suggest possibly combining services which will allow for a bigger capacity to provide Full day care, Part time and Sessional care for ages birth to 6 years.
- Please note with the development of childcare facilities 30/40 children as outlined in the planning guidelines (2001) is no longer considered a large service so some consideration should be given to this number to ensure services are meeting the childcare needs of a particular area.
- Childcare facilities should be in the first phase of development. Sometimes childcare facilities are in later phases and this results in them not being built.
- The current City Development Plan (2015-2021) goes further and outlines a requirement for employers with more than 500 members of staff to provide childcare facilities as part of planning applications for significant new and extended development.

The Tusla QRF and universal Design Guidelines will support the development of the service. Please see the following links:

- <https://www.tusla.ie/services/preschool-services/early-years-providers/early-years-provider-resources/early-years-quality-and-regulatory-framework/>
- <https://aim.gov.ie/aim-supports/universal-design-guidelines/>

Cork City Childcare look forward to engaging with HW Planning on this development.

Family cycle	Number of families	Number of family members
Census 2016 Sapmap Area: Electoral Division Mahon A		
Pre-family	128	256
Empty nest	112	224
Retired	123	246
Pre-school	140	440
Early school	157	569
Pre-adolescent	159	608
Adolescent	154	590
Adult	371	1,230
Total	1,344	4,163
Electoral Divisions Census 2016: Mahon B		
Pre-family	154	308
Empty nest	131	262
Retired	61	122
Pre-school	135	404
Early school	151	558
Pre-adolescent	140	600
Adolescent	162	658
Adult	374	1,281
Total	1,308	4,193
Electoral Divisions Census 2016: Mahon C		
Pre-family	59	118
Empty nest	83	166
Retired	192	384
Pre-school	63	215
Early school	68	267
Pre-adolescent	68	274
Adolescent	81	330
Adult	288	990
Total	902	2,744
Electoral Divisions Census 2016: Knockree A		
Pre-family	67	134
Empty nest	26	52
Retired	42	84
Pre-school	44	152
Early school	44	173
Pre-adolescent	42	162
Adolescent	34	125
Adult	74	260
Total	373	1,142
Electoral Divisions Census 2016: Knockree B		
Pre-family	22	44
Empty nest	19	38
Retired	24	48
Pre-school	20	67

Early school	24	108
Pre-adolescent	24	104
Adolescent	33	138
Adult	77	274
Total	243	821
Electoral Divisions Census 2016: Ballinlough A		
Pre-family	27	54
Empty nest	24	48
Retired	32	64
Pre-school	17	53
Early school	19	76
Pre-adolescent	17	67
Adolescent	16	59
Adult	40	133
Total	192	554
Electoral Divisions Census 2016: Ballinlough B		
Pre-family	38	76
Empty nest	49	98
Retired	77	154
Pre-school	40	138
Early school	49	202
Pre-adolescent	34	141
Adolescent	45	186
Adult	152	520
Total	484	1,515
Electoral Divisions Census 2016: Ballinlough C		
Pre-family	36	72
Empty nest	47	94
Retired	68	136
Pre-school	29	92
Early school	19	67
Pre-adolescent	26	105
Adolescent	44	178
Adult	132	450
Total	401	1,194
Electoral Divisions Census 2016: City Hall B		
Pre-family	74	148
Empty nest	32	64
Retired	26	52
Pre-school	32	109
Early school	16	59
Pre-adolescent	13	50
Adolescent	22	76
Adult	55	181
Total	270	739



Your Ref: Pre-SHD Bessborough
Our Ref: G Pre00269/2021 (Please quote in all related correspondence)

17 December 2021

DixonBrosnan Environmental Consultants
Steam Packet House
12 Railway Street
Passage West
Co. Cork

Via email: sorchadixonbrosnan@gmail.com

Proposed Pre Planning Development: Preparation of an Environmental Impact Assessment Report (EIAR) and Appropriate Assessment (Habitats Directive (92/42/EEC)) for two SHD planning applications: located on a circa 5.42ha site and form part of a larger ownership boundary of 16.3ha, at Bessborough, Blackrock, Cork.

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Nature Conservation

Although the proposed development is not within or adjacent to a European site, it is likely to have impacts on protected bat species.

The proposed development is within lands which were originally part of an old estate, and which now have a large quantity of mature and over-mature mostly non-native trees (e.g. sycamore, beech, horse chestnut, Turkey oak), ivy-covered walls and associated scrub. As pointed out by the Bat Report for the recent nearby residential planning application (ABP ref. 308790-20), it is likely that breeding sites and resting places for bat species occur, and may include the area directly and indirectly affected by the proposed development. Bat species are listed as species requiring strict protection in Annex IV of the EU Habitats Directive (Council Directive 92/43/EEC), and it is an offence to damage or destroy their breeding sites and resting places except under the conditions of a derogation licence. It should be noted that grant of planning permission does not preclude the need for a derogation licence, and such a licence will not be granted if the requirements of the Directive will not be met.

Farm buildings

A bat survey of all buildings which will be demolished, renovated or otherwise disturbed, should be carried out, in accordance with the recommendations in *Bat Mitigation Guidelines for Ireland*¹. Where roosts in these buildings are found, then, for the purposes of the EIAR (as opposed to the derogation licence, which may have different requirements), it needs to be clearly established how effective any proposed mitigation will be for their loss or disturbance. Without prejudice to the derogation licence conditions, the alternative of retention of significant roosts should be clearly assessed, particularly given the cumulative effects of several residential developments in the area.

Old trees

A bat potential survey of any trees proposed for felling, and surrounding trees (which could be indirectly affected by lighting), needs to be carried at representative dates over the full activity season. The *Bat Mitigation Guidelines for Ireland*² recommend summer surveys for tree use by bats, and climbing surveys may be needed for any trees being felled. However, a preliminary structural survey of the trees in late winter/early spring is also recommended, to identify features potentially used by bats when there is minimal foliage cover. There are several best-practice guidelines available on the identification of these features.

Landscape management and retention of old trees

Recommendations for biodiversity planning often now expect developments not only to avoid damage to species and their habitats, but also to enhance or have beneficial consequences for these. Objective **B-01** of the Mahon Local Area Plan (LAP) 2014³ is to “maintain *and enhance* the diversity of protected species ...” (italics added). Objective **MSA3** (Bessboro House and Grounds) includes the promotion of projects which “*maximise the potential of the landscape and ecological value of the site*, including retention of trees and connecting spaces to adjacent landscape assets, such as the railway corridor and Bessboro House grounds” (italics added). The LAP envisages that the development of the landscape in the area will be a longer term project than the residential developments. However, there is need for the integrated management of the woodland strips, which will eventually provide for the recreation for the inhabitants, and some initiation of this should ideally be part of this development. This should also include a measure for the stabilisation, where feasible, as opposed to removal, of decayed parts of old trees (which could include their fencing off).

¹ Kelleher, C. and Marnell, F. (2006) Bat Mitigation Guidelines for Ireland. *Irish Wildlife Manuals* No. 25. National Parks & Wildlife Service, Department of Environment Heritage & Local Government, Dublin.

² Kelleher, C. and Marnell, F. (2006) Bat Mitigation Guidelines for Ireland. *Irish Wildlife Manuals* No. 25. National Parks & Wildlife Service, Department of Environment Heritage & Local Government, Dublin.

³ <https://www.corkcity.ie/en/media-folder/planning/mahon-local-area-plan-2014.pdf>



The following type of condition was recommended for the above planning application, although, for this proposed development, it would be recommended that as much survey as possible would be carried out for the EIA:

- (1) Prior to construction of one or more apartment blocks and associated infrastructure which require the removal of mature trees, a survey of bat use of trees at appropriate times of the year, within and adjacent to the property boundary, as well as more generally in the surrounding Bessboro estate landscape, shall be carried out by one or more qualified bat-workers, competent in tree-survey methods, and where necessary with a licence, to determine the use of trees by bat species, and following best-practice in tree bat survey as cited in the Bat Report. A report of the results shall be compiled and forwarded to the planning authority and the National Parks & Wildlife Service. Options involving the use of external panels and/or specially designed bricks high up on the buildings which are suitable for bats, should be considered as part of any mitigation if bats are present.

- (2) Monitoring of the use of the development area and adjacent part of the Bessboro estate by bats shall, pending permission of the landowner, be carried out during construction, and for two years after construction is complete. Monitoring reports will be forwarded each year to the National Parks & Wildlife Service.

The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the planning authority/ies, in the role as statutory consultee under the Planning and Development Act, 2000, as amended.

You are requested to send further communications to the Development Applications Unit (DAU) at manager.dau@housing.gov.ie.

Is mise le meas,

Diarmuid Buttimer
Development Applications Unit
Administration

Deirdre Tobin | HW Planning

From: Housing Manager DAU <Manager.DAU@housing.gov.ie>
Sent: Friday 17 December 2021 15:45
To: Deirdre Tobin | HW Planning
Subject: RE: Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork

Our Ref: G Pre00306/2021 (Please quote in all related correspondence)

A Chara

I acknowledge receipt of your recent consultation.

In the event of observations, you will receive a co-ordinated heritage-related response by email from Development Applications Unit (DAU).

The normal target turnaround for pre-planning and other general consultations is six weeks from date of receipt (plus 2 weeks over Christmas Period). In relation to general consultations from public bodies under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011, the Department endeavours to meet deadline dates, where requested.

If you have not heard from DAU and wish to receive an update, please email manager.dau@housing.gov.ie.

Regards
Diarmuid

Diarmuid Buttimer

Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta

Department of Housing, Local Government and Heritage

Aonad na nIarratas ar Fhorbairt

Development Applications Unit

Oifigí an Rialtais

Government Offices

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90

Newtown Road, Wexford, County Wexford, Y35 AP90

Diarmuid.Buttimer@housing.gov.ie

Manager.DAU@housing.gov.ie

From: [Housing Qcsofficer](#)
To: [Deirdre Tobin | HW Planning](#)
Subject: Automatic reply: Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork
Date: Friday 17 December 2021 14:42:33

A Chara

Thank you for your email to the Quality Customer Service mailbox of the Department of Housing, Local Government and Heritage. We will examine your query and endeavour to resolve it within 15 working days, in accordance with our Customer Charter.

We will use the information and details you have provided to us to examine and respond to your query. Your email will be kept in the QCS mailbox which is password protected and accessible only to those officials working on the QCS account. Emails to this account are retained for no longer than one year, unless it is necessary to retain them for a longer period in the context of the ongoing resolution of an issue.

Go raibh maith agat as ucht do ríomhphoist chuig Seirbhís Ardchaighdeáin do Chustaiméirí na Roinne Tithíochta, Rialtais Áitiúil agus Oidhreachta. Bíonn sé d'aidhm againn do cheist a fhreagairt faoi cheann 15 lá oibre.

Kind regards

Quality Customer Service Office

Deirdre Tobin | HW Planning

From: Michael McPartland <Michael.McPartland@fisheriesireland.ie>
Sent: Thursday 6 January 2022 12:22
To: Deirdre Tobin | HW Planning
Subject: : Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork

Deirdre

Thank you for your recent correspondence in relation to the above-mentioned.

It appears it may be proposed to dispose of septic effluent from the development to the public sewer. IFI would ask that Irish Water signifies there is sufficient capacity in existence so that it does not overload either hydraulically or organically existing treatment facilities or result in polluting matter entering waters. Should this not be the case then please forward proposals for alternative treatment and disposal options.

IFI would ask that there be no interference with, bridging, draining, infilling or culverting of any watercourse its banks or bankside vegetation to facilitate this development, without a complete impact assessment and the prior approval of IFI.

The prevention of the escapement of suspended solids or other pollutants to waters at the construction stage should also be considered in the EIA.

IFI would ask to be contacted when further design detail is available

Regards

Michael Mc Partland
Senior Fisheries Environmental Officer.

Iascach Intíre Éireann
Inland Fisheries Ireland

Tel + 353 (0)26 412 21/2
Fax + 353 (0)26 412 23
Email michael.mcpartland@fisheriesireland.ie
Web www.fisheriesireland.ie

Sunnyside House, Macroom, Co. Cork, Ireland. P12 X602

From: [Minister O'Gormans Office](#)
To: [Deirdre Tobin | HW Planning](#)
Subject: CEDY-MOGO-05785-2021
Date: Friday 17 December 2021 15:34:45

17th December 2021

Ms. Deirdre Tobin
dtobin@hwplanning.ie

Dear Ms. Tobin,

On behalf of Roderic O'Gorman TD, Minister for Children, Equality, Disability, Integration & Youth, I wish to acknowledge receipt and thank you for your email concerning planning permission for proposed mixed-use development at Bessborough. Your correspondence is receiving attention and a further reply will issue as soon as possible.

Yours sincerely,

Lisa Hughes
Private Secretary to Minister Roderic O'Gorman TD

From: noreplyntacrm.ntacrm
To: [Deirdre Tobin | HW Planning](mailto:Deirdre.Tobin@hwplanning)
Subject: Your enquiry has been received. Case reference #: CAS-109956-Y2Z0C6 NTA:00000080000151295
Date: Friday 17 December 2021 14:32:31

CASE REFERENCE #: CAS-109956-Y2Z0C6

DEPARTMENT RESPONSIBLE:

Dear Sir or Madam,

Thank you for contacting the National Transport Authority. Your enquiry has been received and will be dealt with as soon as possible. We aim to respond to all enquiries within 15 working days. A copy of your enquiry is displayed below.

Kind regards,
National Transport Authority

A Dhuine Uaisle,

Go raibh maith agat as ucht do theagmháil leis Údarás Náisiúnta Iompair. Fuarthas d'fhiosrúchán agus déileálfar leis chomh luath agus is féidir. Tá sé mar aidhm againn gach fiosrúchán a fhreagairt laistigh de 15 lá oibre. Taispeántar cóip d'fhiosrúchán thíos.

Le dea-ghuí,
An t-Údarás Náisiúnta Iompair

Description: **CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Dear Sir/Madam, We act on behalf of Estuary View Enterprises 2020 Limited who are seeking planning permission for proposed mixed-use development at Bessborough, Ballinure, Blackrock, Cork. An Environmental Impact Assessment Report (EIAR) is being prepared to accompany these applications. The enclosed letter seeks any additional comments that your organisation may have and that we should have regard to when preparing the EIAR for the project. A site location map and indicative masterplan are also attached. Please do not hesitate to contact us if you have any queries. Deirdre Deirdre Tobin Planning Consultant/ GIS Analyst ----- HW Planning 5 Joyce House Barrack Square, Ballincollig, Co. Cork ----- hwplanning.ie 353 (0)21 487 3250 353 (0)86 2009211 -----** The content of this email may be confidential or legally privileged. If you are not the intended recipient you should delete this email and not read, disclose, distribute, copy, use or reply upon the information contained therein. If you have received this correspondence in error, please notify HW Planning immediately. We are committed to ensuring the security and protection of the personal information that we process in full accordance with our data management policy.
Subject: **Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork**
Contact Name: **dtobin@hwplanning.ie**
Email Address: **dtobin@hwplanning.ie**



Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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From: <Info@nationaltransport.ie>
To: [Deirdre Tobin | HW Planning](#)
Subject: RE: Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork NTA:00000077000000215
Date: Wednesday 5 January 2022 10:50:35

Dear Ms. Tobin,

The NTA has received the information regarding the EIAR for development at BESSborough which will be reviewed by the NTA planning team who will respond in due course.

Regards,
Michael Mac Aree
National Planning Authority



Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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From: [Info Opw](#)
To: [Deirdre Tobin | HW Planning](#)
Subject: Automatic reply: Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork
Date: Friday 17 December 2021 14:57:22

Thank you for your email to the Office of Public Works.

Your query has been forwarded to the relevant section within the OPW for direct reply. If you do not receive a response within 20 working days, please email this address again for further assistance.

All Media queries should be emailed to pressoffice@opw.ie

This is an automated response. Please do not respond to this email.

Go raibh maith agat as an ríomhphost uait chuig Oifig na nOibreacha Poiblí. Seoladh do cheist chuig an rannóg chuí taobh istigh den OPW a thabharfaidh freagra díreach duit.

Sa chás nach bhgairfeann tú freagra taobh istigh de 20 lá oibre, seol ríomhphost chuig an seoladh seo arís le do thoil, chun cúnamh breise a fháil.

Ba chóir ceisteanna meáin a sheoladh trí ríomhphost chuig pressoffice@opw.ie

Is freagra uathoibríthe é seo. Ná seol freagra ar an ríomhphost seo le do thoil.

Communications

Oifig na nOibreacha Poiblí
Office of Public Works

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Deirdre Tobin | HW Planning

From: INFO <Information@tii.ie>
Sent: Monday 20 December 2021 11:50
To: Deirdre Tobin | HW Planning
Subject: RE: Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork. TII Ref: TII21-116615.

Dear Ms. Tobin,

I wish to acknowledge receipt of your correspondence of 17 December 2021, regarding the above.

The matter is receiving attention and a further reply will issue as soon as possible.

Yours sincerely,

Andrew Moore
Regulatory and Administration Executive



From: Deirdre Tobin | HW Planning <dtobin@hwplanning.ie>
Sent: 17 December 2021 14:30
To: Landuse Planning <LandUsePlanning@tii.ie>
Cc: Conor Frehill | HW Planning <cfrehill@hwplanning.ie>
Subject: Environmental Impact Assessment Report (EIAR) Consultation - Development at Bessborough, Ballinure, Blackrock, Cork

You don't often get email from dtobin@hwplanning.ie. [Learn why this is important](#)

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Dear Sir/Madam,
We act on behalf of Estuary View Enterprises 2020 Limited who are seeking planning permission for proposed mixed-use development at Bessborough, Ballinure, Blackrock, Cork. An Environmental Impact Assessment Report (EIAR) is being prepared to accompany these applications. The enclosed letter seeks any additional comments that your organisation may have and that we should have regard to when preparing the EIAR for the project. A site location map and indicative masterplan are also attached.
Please do not hesitate to contact us if you have any queries.

Deirdre

Deirdre Tobin
Planning Consultant/ GIS Analyst

From: [INFO](#)
To: [Deirdre Tobin | HW Planning](#)
Subject: EIAR Scoping - Development at Bessborough, Ballinure, Blackrock, Cork. TII Ref: TII TII21-116615.
Date: Thursday 6 January 2022 10:52:03
Attachments: [image001.png](#)

Dear Ms. Tobin,

Thank you for your correspondence of 17 December 2021 regarding an EIAR Scoping for a development at Bessborough, Ballinure, Blackrock, Cork. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) safeguards the strategic function of Luas and national roads, to promote the safe and efficient operation of both the national road and light rail networks.

The approach to be adopted by TII in making submissions or comments will seek to uphold official policy and guidance, as outlined in the guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at www.tii.ie.

The subject site preliminary site layout appears to be proximate to the N40 national road. With respect to EIAR Scoping issues, the recommendations indicated below provide only general guidance for the preparation of EIAR, which may affect the national road network. The developer should have regard, inter alia, to the following:

1. As set down in the DoECLG Spatial Planning and National Roads Guidelines, it is in the public interest that, in so far as is reasonably practicable, the national road network continues to serve its intended strategic purpose. The EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network, in order to demonstrate that the development can proceed complementary to safeguarding the capacity, safety and operational efficiency of that network.
2. Consultations should be had with the relevant Local Authority/National Roads Design Office, with regard to the locations of existing and future national road schemes. This part of the assessment is of critical importance as the N40 abuts part of the indicated development site.
3. The Environmental Assessment should have regard to previous Environmental Assessment Statements/Reports and conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area.
4. Where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting construction and operational traffic volumes attending the site and traffic routes to/from the site, with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's 'Traffic and Transport Assessment Guidelines' (2014) should be referred to in relation to proposed development, with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of TII's TTA Guidelines, which addresses requirements for sub-threshold TTA.
5. TII Standards should be consulted to determine the requirement for Road Safety Audit (RSA) and Road Safety Impact Assessment (RSIA).
6. Assessments and design, and construction and maintenance standards and guidance are available at TII Publications, which replaced the National Road Authority (NRA) 'Design Manual for Roads and Bridges' (DMRB) and the NRA 'Manual of Contract Documents for

Road Works' (MCDRW).

7. Environmental Impact Assessment shall include provision for travel planning / mobility management planning in the interests of sustainable travel policy and protecting national roads capacity.
8. The developer, in conducting Environmental Impact Assessment, should have regard to TII Environment Guidelines that deal with assessment and mitigation measures for varied environmental factors and occurrences. In particular, evidenced assessment of the protection of the strategic function of the national road in relation to the following matters is required:
 - a. TII's Environmental Assessment and Construction Guidelines, including the 'Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes' (NRA, 2006).
 - b. The EIAR should consider the 'Environmental Noise Regulations 2006' (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see 'Guidelines for the Treatment of Noise and Vibration in National Road Schemes' (1st Rev., NRA, 2004)). TII will entertain no future claims in respect of impacts (e.g., noise and visual) on the proposed development, if approved, due to the presence of the existing road or any new road scheme, which is currently in planning.

The developer is advised that any additional works/structures required, as a result of the Assessment, should be funded by the developer.

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practice.

I hope that this information is of assistance to you.

Yours sincerely,

Alban Mills

Senior Regulatory and Administration Executive



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