

4th April 2022

The Secretary
Strategic Housing Section
An Bord Pleanála
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HW Planning

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Directors:

Harold Walsh
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Company Reg. No.

486211

Re: Strategic Housing Development Application
The construction of a residential development of 280 no. residential apartment units with supporting tenant amenity facilities, café, crèche, and all ancillary site development works at Bessborough, Ballinure, Blackrock, Cork.

Dear Sir/Madam,

We act on behalf of Estuary View Enterprises 2020 Limited who are submitting an application for a strategic housing development (SHD) at Bessborough, Ballinure, Blackrock, Cork.

Proposed Development

The proposed development consists of the construction of a residential development of 280 no. residential apartment units with supporting tenant amenity facilities, café, crèche, and all ancillary site development works. The proposed development includes 280 no. apartments to be provided as follows: Block A (6 no. studio apartments, 14 no. 1-bedroom, 34 no. 2-bedroom & 1 no. 3-bedroom over 1-6 storeys), Block B (37 no. 1-bedroom & 49 no. 2-bedroom over 6-10 storeys), Block C (31 no. 1-bedroom, 36 no. 2-bedroom & 6 no. 3-bedroom over 5-9 storeys) and Block D (30 no. 1-bedroom, 31 no. 2-bedroom & 5 no. 3-bedroom over 6-7 storeys). The proposal includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas.

The proposed development provides for outdoor amenity areas, landscaping, under-podium and street car parking, bicycle parking, bin stores, 2 no. substations one of which is single storey free standing, a single storey carpark access building, public lighting, roof mounted solar panels, wastewater infrastructure including new inlet sewer to the Bessborough Wastewater Pumping Station to the west, surface water attenuation, water utility services and all ancillary site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessboro Road. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490).

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 December 2021 (Ref: ABP-311438-21) which stated that the documents submitted with the request to enter into consultations required further consideration and amendment to constitute 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 ABP 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, 311438-21, the following authorities have been notified that the application is to be submitted.

- 01 Minister for Culture, Heritage and the Gaeltacht (Development Applications Unit)
- 02 The Heritage Council
- 03 An Taisce
- 04 An Chomhairle Ealaíon
- 05 Fáilte Ireland
- 06 Irish Water
- 07 Transport Infrastructure Ireland
- 08 National Transport Authority
- 09 Cork City Childcare Committee
- 10 Minister for Children, Equality, Disability, Integration and Youth

We understand that some functions of Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media have been transferred to the Department of Housing, Local Government and Heritage. In the interests of clarity and transparency, the Minister for Housing, Local Government and Heritage has also been notified that the application has been submitted and invited to make any submissions or observations regarding same.

In accordance with the SHD legislation, 2 no. print and 3 no digital copies of the application and EIAR are enclosed. A full schedule of the plans and particulars that accompany this application are enclosed with this cover letter in addition to a cheque in the appropriate amount of €60,057.60. The application plans and particulars can also be viewed online at the following website: www.themeadowsshd.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', with a small upward-pointing arrow above the first letter 'H'.

Harry Walsh
HW Planning

Bessborough SHD – Schedule of Documentation – Phase 1 ‘The Meadows’

Discipline	Consultant	Item
Planning	HW Planning	Cover Letter – ABP
		Cover Letter – Cork City Council
		Application Form
		Site Notice
		Press Notice
		Letters to Statutory Consultees as specified in ABP Opinion.
		Letter(s) of Consent
		Section 247 Meeting Minutes
		Planning Statement (including response to ABP Opinion)
		Statement of Consistency
		Material Contravention Statement
		Part V Costs Methodology
		Childcare Needs Assessment
Architecture	Shipsey Barry Architects	Architectural Design Statement -including <ul style="list-style-type: none"> • Schedule of Accommodation / Housing Quality Assessment) • Accessibility Statement
		ABP Opinion Response Report (Architectural Items)
		Post Tripartite Alterations Report
		Waste Management Plan
		Land Ownership Map
		Site Location Mapping
		Site Layout Plan.
		Building Plans Sections and Elevations.

Bessborough SHD – Schedule of Documentation – Phase 1 ‘The Meadows’

		Site Phasing Map
		Site Location Map - TIC - Taking in Charge
		Survey
		Footbridge - Greenway Bridge Design Specification
Landscape	Ilsa Rutgers Landscape Architecture	Parkland Management Strategy
		Landscape Design Strategy Report
		Landscape Drawings
	Abor Care	Arboriculture Impact Assessment & Tree Protection Plan
Engineering & Traffic	MHL & Associates	Traffic and Transport Assessment
		Road Safety Audit
		Walking and Cycling Audit
		Statement of DMURS Compliance
		Mobility Management Plan
	JB Barry & Partners	Construction and Environmental Management Plan
		Services Infrastructure Report & Drawings
		Flood Risk Assessment
Environmental	DK Partnership	External Lighting Report
		Daylight Reception Analysis Report for Proposed Development
		Daylight Reception Analysis Report for Neighbouring Buildings
		Sunlight Reception Analysis Report
		Energy Analysis Report & Part L Compliance
		Telecommunications Signals Interference Report

Bessborough SHD – Schedule of Documentation – Phase 1 ‘The Meadows’

		Microclimate Report
	Dixon Brosnan Ecological Consultants	Natura Impact Statement
EIAR	HW Planning	Chapter 1 – Introduction
	HW Planning	Chapter 2 – Project Description
	Shipsey Barry Architects/HW Planning/	Chapter 3 – Alternatives Considered
	Macroworks & Pederson Focus	Chapter 4 – Landscape & Visual
	MHL & Associates	Chapter 5 – Material Assets – Traffic & Transportation
	JB Barry & Partners	Chapter 6 – Material Assets – Services, Infrastructure & Utilities.
	JB Barry & Partners	Chapter 7 – Land, Soils & Geology
	JB Barry & Partners	Chapter 8 – Water (Hydrology & Hydrogeology)
	Dixon Brosnan Ecological Consultants	Chapter 9 – Biodiversity
	John Cronin & Associates	Chapter 10 – Cultural Heritage
	DK Partnership	Chapter 11 – Noise & Vibration
	DK Partnership	Chapter 12 – Air Quality
	DK Partnership	Chapter 13 – Climate
	HW Planning	Chapter 14 – Population & Human Beings
	HW Planning	Chapter 15 – Interaction of Impacts
	HW Planning	Chapter 16 - Summary of Mitigation Measures