

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

4th July 2022

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) OF 319 NO. DWELLINGS, A CRECHE AND A RIVERSIDE AMENITY PARK AT CORK GAA LANDS, OLD WHITECHURCH ROAD, KILBARRY, CORK CITY.

Á Chara,

We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, are instructed by our clients, the Cork County GAA Board, to submit this application under the provision of the Planning and Development (Housing) and Residential Tenancies Act, 2016 in respect of a Strategic Housing Development at a site at Old Whitechurch Road, Kilbarry, Cork.

The proposed development will consist of a strategic housing development of 319no. residential dwellings comprising of 85no. semi-detached units (comprising of 17no. 4-bed units and 68no. 3-bed units), 118no. terraced units (comprising of 8no. 4-bed units, 60no. 3-bed units and 50no. 2-bed units), 53no. duplex units (comprising of 26no. 1-bed units, 25no. 2-bed units and 2no. 3-bed units) and 63no. apartments (in 3no. part 4-storey and part 5-storey blocks and comprising 15no. 1-bed units and 48no. 2-bed units). The development also includes the provision of a crèche facility (519sqm) and a riverside amenity park to the north and northeast of the site. The proposed total gross floor area is 33,738.70sqm

The proposed development will also consist of the demolition of a disused hurley manufacturing factory and associated out buildings, the removal and replacement of the southern and eastern boundary treatments, as well the creation of formalised walking paths to replace the informal walking paths located to the north of the site, a new through road from the proposed site access on the Old Whitechurch Road to Delaney's GAA Grounds and accessing the Upper Dublin Hill Road, with associated new boundary treatments at Delaney's GAA club, all associated ancillary site development and hard and soft landscaping works, to include the provision of private, communal and public open space, waste storage areas, bicycle, motorcycle and car parking, including EV and disabled parking, esb substations, groundworks, foul drainage works, stormwater drainage proposals including directional drilling for the stormwater outfall, water supply proposals, public lighting, and all new boundary treatments.

The application is made following a Section 5 Pre-Application Consultation with An Bord Pleanála and Cork City Council via a Microsoft Teams meeting on 4th March 2022, and the receipt of a Notice of Pre-Application Opinion issued by An Bord Pleanála dated 25th March, 2022.

A Natura Impact Statement and Environmental Impact Assessment Report have been prepared in respect of the application.

A dedicated website has been set up under <http://kilbarryshd.ie/>

The subject lands at Kilbarry are under the control and ownership of the Cork County GAA Board under the auspices of Cumann Lúthchleas Gael.

The application fee is €65,350.80 the majority of which has been transferred to the Board by electronic transfer Ref: IE22062994152998. The additional fee balance of €136.80 is paid by the enclosed cheque.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation:

PLANNING APPLICATION DOCUMENTS

Planning

- This cover letter
- A completed planning application form
- Consent correspondence
- Site Notice erected on 1st July 2022
- Newspaper Notice inserted in the 1st July 2022'edition of the Echo
- Letter to Cork City Council
- Letters to Prescribed Bodies
- Planning Report
- Statement of Consistency
- Statement of Response to the Opinion of An Bord Pleanála
- Statement on Housing Mix
- Statement on Material Contravention
- Childcare Needs Assessment
- Social and Community Audit
- Part V Costings Report and Plan Drawing

Architectural

- An Architectural Design Statement incorporating HQA
- A Building Lifecycle Report
- A CGI Photomontage Booklet
- A Universal Design Statement

- DMURS Compliance Statement.

Engineering

- Engineering Services Report
- Construction and Environmental Management Plan
- Flood Risk Assessment
- Lighting Design Report and Specification Report

Other

- Traffic and Transportation Assessment
- Stage 1 Road Safety
- Mobility Management Plan
- Tree Survey and Arboricultural Impact Assessment Report
- Natura Impact Statement incorporating AA Screening
- Non Native Invasive Species Plan
- Daylight and Sunlight Study

Environmental Impact Assessment Report

- Volume 1; Non-Technical Summary
- Volume 2: Main Chapters
- Volume 3: Appendices
- EIAR Portal Confirmation

PLANNING APPLICATION DRAWINGS

Architectural

- A full set of architectural drawings
- Landscape masterplan drawings
- ESRI CAD file

Engineering

- A full set of engineering drawings
- Public lighting drawings

I hope that this is to your satisfaction. I look forward to hearing from you in due course.

Yours faithfully



Dave Coakley,
Director,
Coakley O'Neill Town Planning Ltd.