

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

25th February, 2022

**RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) OF 143NO. DWELLINGS AND A CRECHE
AT MONACNAPA, BLARNEY, CORK**

Á Chara,

We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, are instructed by the applicant, Eoin Sheehan, 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 on a site at Monacnapa, Blarney, Cork.

The proposed development will consist of a strategic housing development of 143no. residential units (8no. 1-bed; 38no. 2-bed; 71no. 3-bed; and 26no. 4-bed units), comprising 105no. houses (3no. detached; 42no. semi-detached; and 60no. terraced units) and 38no. apartments, ranging in height from 2-3 storeys above ground, including split-level houses.

The proposed development will also consist of the demolition of an existing garage and southern boundary wall, to be replaced with a new southern boundary wall, as well as the lowering of the existing eastern boundary wall and pier, at no. 1 Sunberry Drive; a crèche; all associated ancillary site development and landscaping works, to include bin stores, bicycle and car parking, ground works and retaining structures, foul drainage, stormwater drainage, water supply, service ducting and cabling, public lighting, relocation of existing ESB substation, and all boundary treatments.

The proposed development is to be accessed via the existing Sunberry Heights/Sunberry Drive off the Blarney Relief Road (R617). An upgrade is proposed to the existing Sunberry Heights/Sunberry Drive and the existing access to the proposed strategic housing development, including the widening of the footpath at the junction with the Blarney Relief Road (R617), raised platforms, security barriers and fencing as necessary, road markings, and road resurfacing to facilitate improved pedestrian/cycle connectivity.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application is made following a Section 5 Pre-Application Consultation with An Bord Pleanála and Cork City Council on 18th June, 2021, and the receipt of a Notice of Pre-Application Opinion issued by An Bord Pleanála dated 9th July, 2021.

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

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, prepared by Coakley O'Neill Town Planning Ltd, including letters of consent (Cork City Council and ESB), and legal opinion (David O' Dwyer BL and Padraig J Sheehan Solicitors) (note the response to Q26 (contact details) is not to be published)
- Site Notice prepared by Coakley O'Neill Town Planning Ltd and erected on site in accordance with the Site Location Map on 17th February, 2022
- Newspaper Notice inserted in the 17th February, 2022 edition of the Echo
- Cheque for the planning application fee of €30,819.55
- Letter to Cork City Council
- Letters to Prescribed Bodies
- Planning Report and Statement of Consistency prepared by Coakley O'Neill Town Planning Ltd
- Statement of Response to the Opinion of An Bord Pleanála prepared by Coakley O'Neill Town Planning Ltd
- Statement of Material Contravention prepared by Coakley O'Neill Town Planning Ltd
- Statement on Housing Mix prepared by Coakley O'Neill Town Planning Ltd
- Childcare Needs Assessment prepared by Coakley O'Neill Town Planning Ltd
- School Demand Assessment prepared by Coakley O'Neill Town Planning Ltd
- Statement in Accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001-2021.

Architectural

- An Architectural Design Statement prepared by BRH Design Partners
- A Building Lifecycle Report prepared by BRH Design Partners
- A Housing Quality Assessment Report prepared by BRH Design Partners
- A CGI Booklet prepared by BRH Design Partners and GNET^{3D}
- A Photomontage Booklet prepared by BRH Design Partners and GNET^{3D}

Landscape

- Landscape & Visual Impact Assessment Report and Design Rationale Statement prepared by CSR
- Arboricultural Impact Assessment Report prepared by Arbor-Care Ltd

Engineering

- Engineering Services Report including Appendices (with Statement of Design Acceptance from Irish Water) prepared by OLS Consulting Engineers
- Construction and Environmental Management Plan prepared by OLS Consulting Engineers
- SUDS Strategy Report prepared by OLS Consulting Engineers
- Part V costings Report prepared by OLS Consulting Engineers
- Lighting Design Report and Specification Report prepared by Molloy Consulting Engineers

Transportation

- Transport Assessment Report, including a Preliminary Travel Plan, DMURS Statement, and a Bus Services and Capacity Assessment Report, prepared by NRB, and also a Consulting Engineers Stage 1 Road Safety Audit prepared by Bruton Consulting Engineers

Archaeology

- Archaeological Assessment prepared by John Cronin & Associates

Environmental

- Natura Impact Statement including a Screening Report for Appropriate Assessment as an appendix prepared by Doherty Environmental
- EIA Screening Report prepared by Doherty Environmental
- Ecological Impact Assessment prepared by Doherty Environmental

Technical

- Daylight Sunlight and Overshadowing Study prepared by IES Limited

PLANNING APPLICATION DRAWINGS

Architectural

- A full set of architectural drawings prepared by BRH Design Partners in accordance with the drawing schedule
- ESRI CAD file

Engineering

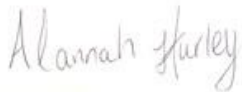
- A full set of engineering drawings prepared by OLS Consulting Engineers in accordance with the drawing schedule
- Lighting Layout drawing (PL1796-E-100) prepared by Molloy Consulting Engineers

Landscape

- Landscape drawings and schedule, to include Landscape Masterplan Landscape Sections, and Landscape Boundary Sections prepared by CSR, and Tree Constraints Plan and Tree Protection Plan prepared by Arbor-Care Ltd

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

Yours faithfully



Alannah Hurley
Planner
Coakley O'Neill Town Planning Ltd