

The Secretary  
Strategic Housing Unit  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

3<sup>rd</sup> June 2022

**Re: ABP Ref. ABP-311799-21**  
**Application for permission for a Strategic Housing Development for a proposed Mixed Use Development at Kilmoney (townland), Kilmoney Road, Carrigaline, Co. Cork.**

Dear Sir/Madam,

We act on behalf of the applicant, Reside Investments Ltd., and wish to submit the enclosed Strategic Housing Development (SHD) Planning Application comprising of the construction of 224 no. residential units consisting of 202 no. proposed apartments in 2 no. blocks, ranging in height from 6 to 7 storeys and 22 no. townhouse/duplex units, a 184 m<sup>2</sup> creche/childcare facility, the provision of landscaping and amenity areas to include 1 no. local play area, 1 no. kick about areas, an activity trail/greenway along the river, a gathering area/amphitheatre with tired seating areas, a civic space/promenade and 2 no. courtyard areas, the provision of 3 no. retail units, residential amenity and management spaces at ground and first floor level and all associated ancillary development including vehicular access on to the Kilmoney Road Lower, and a cycle/pedestrian connection on to the R611 (via an activity trail/greenway along the river), lighting, drainage, roads boundary treatments, ESB Substation, bicycle & car parking and bin storage.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as requested under articles 297 and 298 of the Planning and Development Regulations 2001 to 2017, as amended, and in accordance with the additional information sought in the Boards Notice of Pre-Application Consultation Opinion:

- **Cover letter and Schedule of Documents** by McCutcheon Halley Planning;
- **Response to An Bord Pleanála Opinion** by McCutcheon Halley Planning;
- Completed **SHD Application Form**;
- **Press Notice** – Template;
- **Press Notice** – Evening Echo;
- **Site Notice**;
- **Letters of Consent** from Cork County Council and Watfore Ltd./DairyGold;
- Copy of **Notification Letters sent to Prescribed Bodies and Cork County Council**;

- **Statement of Consistency** by McCutcheon Halley Planning;
- **Design Statement** by Henry J.Lyons Architects;
- **Material Contravention Statement** by McCutcheon Halley Planning;
- **Housing Quality Assessment and Schedule of Accommodation** by Henry J.Lyons Architects;
- **Site Location Maps** prepared by Henry J.Lyons Architects Architects;
- **Architectural Drawings** prepared by Henry J.Lyons Architects;
  - Site Layout Plans at 1:500;
  - Site Sections at 1:500;
  - Floor Plans, Elevations, and Sections at 1:200;
- Plan (by Henry J.Lyons Architects) of areas proposed to be **Taken in Charge**;
- **Landscape Plan and associated drawings** by Cunnane Stratton Reynolds;
- **Landscape Design Rationale** by Cunnane Stratton Reynolds;
- **Tree Survey and associated drawings** by County Tree Care Ltd.;
- **Engineering Drawings** by Horgan Lynch Consulting Engineers;
- **Engineering Planning Report** (including Confirmation of Feasibility from Irish Water and **Letter from Irish Water** confirming development is in line with Standard Details and Codes of Compliance) by Horgan Lynch Consulting Engineers;
- **Road Safety Audit** by Martin Hanley Consulting Engineers Ltd;
- **Quality Audit** by Martin Hanley Consulting Engineers Ltd;
- **DMURS Compliance Statement** by Martin Hanley Consulting Engineers Ltd;
- **Mobility Management Plan** by Martin Hanley Consulting Engineers Ltd;
- **Road drawings** by Martin Hanley Consulting Engineers Ltd;
- **Outline Construction Traffic Management Plan** by Martin Hanley Consulting Engineers Ltd.;
- **Statement on Pedestrian and Cycle Connectivity** by Martin Hanley Consulting Engineers Ltd;
- **Construction Environmental Management Plan** by Enviroguide Consulting;
- **Outline Construction and Demolition Waste Management plan** by Enviroguide Consulting;
- **Operational Waste Management Plan** by Enviroguide Consulting;
- **Public Lighting Drawings and Report** by Horizon Engineering Ltd;
- **Building Lifecycle Report** by Aramark;
- **Property Management Report** by Aramark;
- **Universal Design Statement** by Henry J.Lyons Architects;
- **AA Screening and Natura Impact Statement** by Enviroguide Consulting;
- **Daylight, Sunlight & Overshadowing Assessment** by Passive Dynamics;
- **Archaeological Assessment** by John Cronin & Associates;
- **Flood Risk Assessment** by Arup;
- **Building Height Rationale Report** by Henry J.Lyons Architects;
- **Residential Amenity Report** by Henry J.Lyons Architects;
- **Part V Report** by McCutcheon Halley Planning;
- **Social Infrastructure Audit** by McCutcheon Halley Planning;
- **Retail Impact Assessment** by McCutcheon Halley Planning;
- **EIAR** by Enviroguide Consulting
- Application fee for €61,151.2 made payable to An Bord Pleanála.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Yours sincerely,



Cora Savage  
**McCutcheon Halley**