

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

25th June 2022

HW Planning

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Director:

Harold Walsh

Company Reg. No:

486211

**Re: Strategic Housing Development Application.
The construction of a Strategic Housing Development of 489 no. apartments, creche and offices at Jacob's Island, Ballinure, Mahon, Cork.**

Dear Sir/Madam

We act on behalf of Hibernia Star Limited who are submitting an application for a Strategic Housing Development (SHD) at Jacob's Island, Ballinure, Mahon, Cork.

PROPOSED DEVELOPMENT

The development will consist of the construction of 489 no. apartments, creche and offices in 5 no. blocks ranging in height from part-1 to part-8 no. storeys over lower ground and semi-basement podium levels. The proposed development is located adjacent to a Strategic Housing Development permitted by ABP-301991-18 and amended by ABP-310378-21 containing 6 no. blocks (Blocks 3, 4, 7, 8, 9 & 10) with existing Blocks 1, 2, 5 & 6 constructed on foot of T.P. 24609/00.

The development will contain 1 no. studio, 161 no. 1 bedroom apartments and 327 no. 2 bedroom apartments.

- Block 11 is part-3 to part-6 no. storeys over semi-basement podium and lower ground levels and will contain 101 no. apartments.
- Block 12 is part-1 to part-4 no. storeys over undercroft car parking and lower ground level office building (4,112 sq m) comprising 2,934 sq m of office floor area.
- Block 13 is part-2 to part-8 no. storeys over lower ground levels and will contain a crèche over 2 no. levels (381 sq m) and 39 no. apartments.
- Block 14 is part-3 to part-6 no. storeys over lower ground level and contains 130 no. apartments.
- Block 15 is part-3 to part-6 no. storeys over semi-basement, podium and lower ground level and contains 219 no. apartments and ancillary resident amenity spaces (576 sq m).

Blocks 12 and 13 will contain ancillary commercial areas including a creche (381 sq m) and offices (4,112 sq m). The development will also contain supporting internal resident amenity spaces (576 sq m) and external communal amenity spaces.

The proposed development also provides for hard and soft landscaping, boundary treatments, public realm works, car parking, bicycle parking, bin stores, signage, lighting, PV panels, sprinkler and water tank, substations, plant rooms and all ancillary site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2015 -2021 and the Draft Cork City Development Plan 2022 -2028, which will come into effect on August 8th, 2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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 March 2022 (Ref: ABP-311818-21) which stated that the documents submitted with the request to enter into consultations constituted 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 An Bord Pleanála's 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, 311818-21, the following prescribed bodies have been notified of the application:

- Irish Water.
- Transport Infrastructure Ireland.
- National Transport Authority
- Minister for Culture, Heritage and the Gaeltacht,
- The Heritage Council,
- An Taisce-the National Trust for Ireland.
- An Comhairle Ealaíon,
- Fáilte Ireland
- Cork City Childcare Committee

In accordance with Article 19(4) of the Planning and Development Regulations 2001 (as amended) the site notices are printed on a yellow background.

In accordance with the SHD legislation, 2 no. hard copies and 3 no digital copies of the application, EIAR and NIS are enclosed. 6 no. hard copies and 3 no. digital copies have also been sent to Cork City Council. A



full schedule of the plans and particulars that accompany this application is enclosed with the application in addition to a cheque for the appropriate amount of €80,000.00 (Maximum Fee).

The application plans and particulars can also be viewed online at the following website:

www.jacobsislandshd.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', written in a cursive style.

Harry Walsh
HW Planning



Hibernia Star Limited

Jacob's Island SHD

SHD Application Document Schedule

Discipline	Consultancy	Document
Planning	HW Planning	Cover Letter (ABP)
		Cover Letter (CCC)
		Application Form
		Application Fee
		Statutory Consultee Letters
		EIAR Portal Confirmation
		Minutes of Section 247 meeting (Refer to Appendix 3-1 of Enclosed EIAR)
		Letter of Consent
		Go-Car Letter of Support
		Schedule of Documents
		Planning Statement and Response to Opinion
		Statement of Consistency
		Statement on Childcare
		Part V Costs Methodology
		Material Contravention Statement
Environmental Impact Assessment Report		
Statement on Housing Mix		
Architectural	OMP Architects	Design Statement
		Schedule of Accomodation & Housing Quality Assessment
		Drawings and Drawing Register
		Spatial Data required by ABP (.dwg or GIS file)
	Aramark	Building Lifecycle Report (Refer to Appendix 2-2 of Enclosed EIAR)
Landscape	Doyle & O'Troithigh Landscape Architecture	Landscape Design Report
		Landscape Softworks Specification
		Landscape Maintenance and Performance Standard
	Arborist Associates Ltd	Drawing Register
		Arboricultural Report Tree Protection Plan and Tree Constraints Plan
Engineering	Sweco Ireland Ltd	Mobility Management Plan
	Sweco Ireland Ltd - PCME	Statement on DMURS consistency
		Quality Audit
	MMOS Consulting & Structural Engineers	Engineering Infrastructure Report including Flood Risk Assessment Construction and Environmental Management Plan Drawing Register
	AWN Consulting	Operational Waste Management Plan
M&E	EDC Engineers	Public Lighting Plan and Report
Ecology	Atkins	Natura Impact Statement including Appropriate Assessment Screening (Refer to Appendix 9-1 of Enclosed EIAR)

Environmental Impact Assessment Report

Volume I - Non Technical Summary

Volume II - Chapters

Chapter 1	Introduction
Chapter 2	Project Description
Chapter 3	Alternatives
Chapter 4	Townscape and Visuals
Chapter 5	Material Assets - Traffic and Transport
Chapter 6	Material Assets - Services, Infrastructure & Utilities
Chapter 7	Land, Soil & Geology
Chapter 8	Hydrology & Hydrogeology
Chapter 9	Biodiversity
Chapter 10	Noise & Vibration
Chapter 11	Air Quality & Climate
Chapter 12	Cultural Heritage
Chapter 13	Population and Human Health
Chapter 14	Interactions of Impacts
Chapter 15	Summary of Mitigation Measures

Volume III - Appendices

Volume IIIa

- Appendix 1-1 – Scoping Letters to Statutory Bodies
- Appendix 1-2 - Scoping Responses from Statutory Bodies
- Appendix 2-1 – Construction and Environmental Management Plan (CEMP) prepared by MMOS Consulting & Structural Engineers
- Appendix 2-2 - Building Lifecycle Report prepared by Aramark
- Appendix 2-3 - Engineering Services Report prepared by MMOS Consulting & Structural Engineers
- Appendix 3-1 – Minutes of Section 247 Meeting & ABP Opinion
- Appendix 5-1 – Traffic and Transport Assessment prepared by Sweco Ireland Ltd
- Appendix 6-1 – IW Confirmation of Feasibility
- Appendix 6-2 – IW Design Acceptance
- Appendix 7-1 - Site Investigation Plan
- Appendix 9-1 - Natura Impact Statement (inc. AA Screening) prepared by Atkins
- Appendix 9-2 - Invasive Species Management Plan prepared by Atkins
- Appendix 9-3 – Landscape Report Doyle & O’Troithigh Landscape Architecture
- Appendix 9-4 – Engineering Services Report (refer to Appendix 2-3)
- Appendix 9-5 – Arboricultural Assessment (inc Tree Constraints & Tree Protection Plan) prepared by Arborist Associates Ltd
- Appendix 10-1 – Jacobs Island Inward Noise Impact prepared by AWN Consulting
- Appendix 11-1 - Ambient Air Quality Standards prepared by AWN Consulting
- Appendix 11-2 - Dust Management Plan prepared by AWN Consulting
- Appendix 11-3 – Building Lifecycle Report (refer to Appendix 2-2)
- Appendix 12-1 – Down Survey Parish and Barony Maps (1654 – 1659)
- Appendix 12-2 – Photos of Site taken by Lane Purcell
- Appendix 12-3 - Archaeological Assessment (Purcell, A., Brett, C., O’Rourke, N., 2003)
- Appendix 13-1 – Wind Microclimate Study prepared by B-Fluid Ltd.

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- Appendix 13-2 – Sunlight and Daylight Access Analysis prepared by ARC Architectural Consultancy Ltd

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- Appendix 4-1 -Photomontages prepared by Pederson Focus Ltd