

STRATEGIC HOUSING UNIT

30 June 2018

An Bord Pleanála
24 Marlborough Street
Dublin 1
D01 V902

Re Strategic Housing Development
Construction of a residential scheme of 413 no. apartments with ancillary tenant amenity and management facilities, neighbourhood centre consisting of a crèche and 3 no. retail units, landscaping, road improvement works, substation and all ancillary site development works at Jacobs Island, Ballinure, Mahon Cork.

Dear Sir/ Madam

We act on behalf of Montip Horizon Ltd. who welcome the Board's pre-application consultation Opinion on ABP-301345-18 that the documents submitted with the request to enter into consultations with the Board constitute a reasonable basis for an application for strategic housing development. In the Notice dated May 15th, 2018 the Board requested that the following specific information be submitted with any application

1. Architectural Report

The application is accompanied by Planning and Design Statement prepared by O'Mahony Pike Architects and HW Planning and Section 5 provides the design rationale for height of the tall building.

2. Materials & Finishes

Section 4 of the Planning and Design Statement provides details on the proposed materials and finishes and demonstrate that these have regard to the strategic location of the site and the long term management of the proposed development.

3. Life Cycle Report

A Life Cycle Report prepared in accordance with Section 6.3 of 2018 Apartment Guidelines accompanies the application.

4. Photomontage Report

A detailed Photomontage Report prepared by Pederson Focus and which includes the detailing of the proposed structures accompanies the application.

5. Traffic and Transport Assessment and Response to TII & NTA submissions

Submissions from TII & NTA are noted and a standalone document entitled '*Response to Submissions from TII & NTA*' accompanies the application in addition to a Traffic and Transport Assessment, prepared by Arup, which has been updated to respond to the submissions made by TII and NTA.

6. Report on Residential Amenity

Section 7 of the Planning and Design Statement addresses the issues of residential amenity and demonstrates how the design of the proposed development has regard to the recommendations and incorporated the mitigation measures contained in the

- a. Daylight, Sunlight & Overshadowing Study prepared by Integrated Environmental Solutions;
- b. Noise Impact Assessment prepared by AWN Consulting;
- c. Wind Study prepared by Arup;

The architectural drawings prepared by O'Mahony Pike Architects and the landscape drawings and report prepared by Ilsa Rutgers Architecture clearly details the relationship between the mitigation measures and the design of the pedestrian pathways, public and private opens spaces.

7. Appropriate Assessment

Based on the accompanying AA Screening Report prepared by Tom Gittings Ecological Consultant we are satisfied that Stage Two Natura Impact Statement is not required.

8. Flood Risk Assessment

A Flood Risk Assessment prepared in accordance with 'The Planning System and Flood Risk Management Guidelines' has been prepared by Murphy Matson O'Sullivan Consulting Engineers and accompanies this application.

9. Tenant Amenity Space

Section 4 of the Planning and Design Statement provides details of the tenant amenity space.

10. Bicycle Parking

A total of 964 bicycle spaces have been provided to serve the 413 no. apartments, a provision which is in accordance with the requirements of 2018 Apartment Guidelines,. The organisation and location of the bicycle spaces is outlined in detail in Section 6 of the Planning and Design Statement.

In accordance with Notice of Pre-Application Consultation Opinion and pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the following authorities have been notified that this application in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 has been submitted;

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Department of Culture, Heritage and the Gaeltacht
5. An Taisce
6. The Heritage Council

7. Irish Aviation Authority
8. The Operator of Cork Airport

In addition to the above and in accordance with Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations, 2017 please the following are the plans and particulars which accompanied the request

1. 2 no. copies of Cover Letter to An Bord Pleanála (letters of notification to authorities attached);
2. 2 no. copies of completed application form prepared by HWP;
3. 2 no. copies of consent letters from land owners (attached to application form);
4. 2 no. copies of minutes of S.247 per-planning meeting held with Cork City Council (attached to application form);
5. 2 no. copies of Press Notice and Site Notice;
6. 2 no. copies of Statement of Consistency prepared by HW Planning;
7. 2 no. copies of Statement on Childcare provision prepared by HW Planning;
8. 2 no. copies of Building Lifecycle Report prepared by HW Planning and O'Mahony Pike Architects;
9. 2 no. copies of Part V proposal prepared by HW Planning;
10. 2 no. copies of EIA Screening prepared by HW Planning;
11. 2 no. copies of Planning and Design Statement prepared by O'Mahony Pike Architects and HW Planning;
12. 2 no. copies of site location maps prepared by O'Mahony Pike Architects;
13. 2 copies of site layout plans prepared by O'Mahony Pike Architects;
14. 2 no. copies of site layout plan for proposed Bus Lane Works on Mahon Link Road, prepared by Arup;
15. 2 no. copies of proposed bus lane works cross sections prepared by Arup;
16. 2 no copies of all plans, sections and elevations prepared by O'Mahony Pike Architects;
17. 2 no. copies of schedule of accommodation prepared by O'Mahony Pike Architects;
18. 2 no copies of Housing Quality Assessment and schedule of accommodation prepared by O'Mahony Pike Architects;
19. 2 no. copies of Traffic and Transportation Assessment prepared by Arup;
20. 2 no. copies of Road Safety Audit prepared by Arup;
21. 2 no. copies of Response to submissions from TII & NTA prepared by HW Planning;

22. 2 no. copies of Statement on how the proposed development addresses Traffic and Transportation Issues prepared by HW Planning;
23. 2 no. copies of Outline Construction Management Plan prepared by Murphy Matson O'Sullivan;
24. 2 no. copies of Civil Engineering Report and drawings and drawings prepared by Murphy Matson O'Sullivan which provides brief description of proposal to provide for water services and all correspondence with Irish Water;
25. 2 no. copies of Flood Risk Assessment prepared by Murphy Matson O'Sullivan;
26. 2 no. copies of Energy Statement prepared by EDC Engineers;
27. 2 no. copies of Inward Traffic Noise Impact Assessment prepared by AWN;
28. 2 no. copies of Daylight, Sunlight & Overshadowing Study prepared by Integrated Environmental Solutions;
29. 2 no. copies of Wind Microclimate Study prepared by Arup;
30. 2 no. copies of Landscaping Report and drawings prepared by Ilsa Rutgers Architecture;
31. 2 copies of Landscape and Visual Assessment prepared by AECOM;
32. 2 copies of Photomontages prepared by Pederson Focus;
33. 3 no. copies of request in a machine-readable form on digital devices (DVDs)
34. Copy of Spatial data for development site on CAD files on DVD.
35. Cheque for appropriate fee of €62,718.80 (Note overpayment of €7.20 due to minor floor area adjustment. Correct fee is €62,711.60).

Please do not hesitate to contact us if you have any queries.

Yours sincerely



Harry Walsh
HW Planning