

Land Use & Planning Section  
Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10

2 July 2018

**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 Limited, applicant in the above matter, and please find enclosed a DVD containing a full electronic copy of the application for strategic housing development 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.

We also enclose the documentation relating to traffic and transport as requested:

- Traffic and Transport Assessment prepared by ARUP Consulting Engineers;
- Road Safety Audit Prepared by ARUP Consulting Engineers;
- Statement in relation to Traffic and Transportation prepared by HW Planning;
- Response to TII and NTA submissions prepared by HW Planning;

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at **montip-horizon.ie**.

In accordance with Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála in their Notice of Pre-Application Consultation Opinion informed the applicants that you should be notified to inform you that this application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 has been submitted.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

Such submissions or observations must also include the following information: a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, b) the subject matter of the submission or observations, and c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely



Harry Walsh  
**HW Planning**