

CUNNANE STRATTON REYNOLDS

Re: ABP-306209-19

Cora Cunningham
An Bord Pleanála
64 Marlborough Street
Dublin 2
D01 V902

By Email and Post

21st December 2019

Dear Cora

Re: 753 no. residential units (531 no. houses, 222 no apartments), crèche and associated site works. Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City

Further to your email of the 20th December 2019, my, and our clients conversations with you prior to the issuance of your letter I write to advise that the items that you referred to in your letter, Items 4, 5 and 6 referred to under the matter of Article 285(5)(b) are in the planning application package submitted to An Bord Pleanála on 19th December 2019 and as a result I am asking you to reconsider your decision to refuse to deal with the application and validate the file as the relevant information was provided.

The relevant information is located at the following positions in the submission.

Item 4 – *A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Connections from surrounding areas through the subject site should also be indicated.*

The Layout Plans showing the above connections are included at:

- Page 8 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 9 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 13 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 24 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 42 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 43 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.

CORK OFFICE
COPLEY HALL COTTERS STREET CORK
TEL: 021 496 9224 FAX: 021 496 9012
EMAIL: corkinfo@csrlandplan.ie

OFFICES ALSO AT:
3 MOLESWORTH PLACE DUBLIN 2
TEL: 01 661 0419 FAX: 01 661 0431
EMAIL: info@csrlandplan.ie

DIRECTORS
Joe Cunnane BA (Hons) Dip TP MRTPI MIPI
Eamonn Prenter BA (Hons) Dip TP MSc MRTPI MIPI
Declan O'Leary BAg Sc (Land-Hort) Dip LA MILI MLI
ARDACONG, BALLYTRASNA, TUAM
CO GALWAY
TEL / FAX: 093 60854
EMAIL: galwayinfo@csrlandplan.ie
WWW.CSRLANDPLAN.IE

- Page 46 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 83 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 100 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.
- Page 102 – Architectural Design Statement, Horgan Carroll Architects, Volume 3 Application package provided.

- MHL Consulting Engineering Drawing LHD_BSO_P01 – Bus Stop Overview
- MHL Consulting Engineering Drawing LHD_PC_P01 – External Connectivity Works Overview
- MHL Consulting Engineering Drawing LHD_PC_P02 – External Connectivity Works Overview
- MHL Consulting Engineering Drawing LHD_PC_P03 – External Connectivity Works Overview
- MHL Consulting Engineering Drawing LHD_PC_P04 – External Connectivity Works Overview
- MHL Consulting Engineering Drawing LHD_PC_P05 – External Connectivity Works Overview
- MHL Consulting Engineering Drawing LHD_PC_P06 – External Connectivity Works Overview
- MHL Consulting Engineering Drawing LHD_PC_P07 – External Connectivity Works Overview

- Cunnane Stratton Reynolds Landscape Masterplan 17316-2-100 General Masterplan (North) – Cycle Lanes and Pedestrian Routes shown
- Cunnane Stratton Reynolds Landscape Masterplan 17316-2-101 General Masterplan (South) – Cycle Lanes and Pedestrian Routes shown

- Horgan Carroll Architects General Site Layout Plan 17-002-P-105 - Cycle Lanes and Pedestrian Routes shown
- Horgan Carroll Architects General Site Layout Plan 17-002-P-106 - Cycle Lanes and Pedestrian Routes shown

Item 5 – A Construction and Demolition Management Plan

The site is a Greenfield Site. There are no structures to demolish. This evident in the Site Plans submitted. Nevertheless;

- A Construction and Environmental Management Plan, prepared by MHL Consulting, is included as part of Volume 4.

Also refer to;

- MHL Consulting Engineering Drawing LHD_MDCF_P01 – Main Distributor Cut / Fill
- MHL Consulting Engineering Drawing LHD_N1P1_P01 – N1 Phase 1 Cut / Fill
- MHL Consulting Engineering Drawing LHD_N1P1_P02 – N2 Phase 1 Cut / Fill
- MHL Consulting Engineering Drawing LHD_N1P1_P03 – N3 Phase 1 Cut / Fill
- MHL Consulting Engineering Drawing LHD_N1P1_P04 – N4 Phase 1 Cut / Fill
- MHL Consulting Engineering Drawing LHD_N1P1_P05 – N5 Phase 1 Cut / Fill

Item 6 – *A Phasing Plan for the proposed development should be included which clearly indicates the extent of transport, social and community infrastructure that is proposed to deliver in each phase having regard to the provisions of the Local Area Plan.*

The Phasing Plan is in the form of written text and in drawing form in numerous locations. These include

- Page 21 – Page 25 of the Longview Estates Statement of Response to ABP Opinion 30th November 2019, Volume 1 Application package provided.
- Cunnane Stratton Reynolds, Chapter 2 of EIAR, Volume 5 Application package provided.
- Cunnane Stratton Reynolds Page 38 – Page 40 of Chapter 2 of EIAR, Volume 5 Application package provided.
- MHL Consulting Engineering Drawing LHD_PO_P01 – Phase Overview.
- MHL Consulting, Page 25 of TTA, Volume 4 Application package provided.
- Horgan Carroll Architects Architectural Design Statement, Phasing Page 29 – 34, Volume 3 Application package provided.
- Horgan Carroll Architects - Architectural Design Statement, Phasing Page 55. Volume 3 Application package provided.
- Cunnane Stratton Reynolds, Planning Report, Page 25 – 28, Volume 2.

Other Matters

For clarity, should the reference in your letter be related to the initial part of the Board’s Opinion, we make the following comments, many of which are also relevant to Items 4 and 6 above.

Item 4 – Surface Water Management and Flooding

Location	Topic	Report	Page
Volume 1	Flood Risk Assessment - Blackpool	Longview Estates Statement of Response to ABP Opinion 30 th November 2019	40 – 41 Cross-referenced to Engineering Report Flood Risk Assessment Section – Volume 4
Volume 4	Flood Risk Assessment - Blackpool	Engineering Design Report	Section 10, Pages 36, 37 and 38
Volume 5	Flood Risk Assessment - Blackpool	EIAR	Chapter 6 Water and Hydrology Section 6.4.4 Pages 11 and 12

			EIAR Non-Technical Summary Page 18
Volume 1	Liaison with Planning Authority	Longview Estates Statement of Response to ABP Opinion 30 th November 2019	Appendix E
Volume 4	Liaison with Planning Authority	Engineering Design Report	Section 6, Pages 17 - 23
Volume 5	Liaison with Planning Authority	EIAR	Chapter 6 Water and Hydrology Section 6.3 Page 3 Non-Technical Summary Page 17

Item 5 – Traffic and Transportation

Location	Topic	Report	Page
Volume 1	Timing of Roads Upgrades and Connectivity to the Urban Centre and Schools	Statement of Response to ABP	Appendix G – Draft Heads of Terms for Section 47 Agreement with Cork City Council.
Volume 1	Timing of Roads Upgrades and Connectivity to the Urban Centre and Schools	Statement of Response to ABP	Pages 15-18 and 48-61
Volume 1, 4 and 5	Timing of Roads Upgrades and Connectivity to the Urban Centre and Schools		Phasing Statement Page 21 – Page 25 of the Longview Estates Statement of Response to ABP Opinion 30 th November 2019, Volume 1 Application package provided. Phasing Statement Cunnane Stratton Reynolds, Chapter 2 of EIAR, Volume 5 Application package provided. Phasing Statement Cunnane Stratton

			Reynolds Page 38 – Page 40 of Chapter 2 of EIAR, Volume 5 Application package provided. Phasing Statement MHL Consulting, Page 25 of TTA, Volume 4 Application package provided.
Volume 1	Layout of the Spine Road and Consistency with DMURS	Statement of Response to ABP	Page 30-32 & Page 48-61
Volume 1	Urban Park and School Site Connectivity	Statement of Response to ABP	Page 62, 63, 64 (re the Park)
Volume 1	Impact on Ballyhooly Rd pending upgrades	Design Evolution Document	Appendix E - Initial TTA submitted to ABP at Pre Application Stage
Volume 2	Urban Park and School Site Connectivity	AECOM Landscape Architecture District Park Framework Strategy / Overall Landscape Strategy	Entire Document
Volume 7	Urban Park and School Site Connectivity	Cunnane Stratton Reynolds Landscape Design Rationale	Entire Document
Volume 3	Layout of the Spine Road and Consistency with DMURS	Architectural Design Statement	Section 12, Architectural Design Statement
Volume 3	Timing of Roads Upgrades and Connectivity to the Urban Centre and Schools	Architectural Design Statement	Page 8 – Architectural Design Statement Page 9 – Architectural Design Statement Page 13 – Architectural Design Statement Page 24 – Architectural Design Statement Page 42 – Architectural Design Statement Page 43 – Architectural Design Statement

			<p>Page 46 – Architectural Design Statement</p> <p>Page 83 – Architectural Design Statement</p> <p>Page 100 – Architectural Design Statement</p> <p>Page 102 – Architectural Design Statement</p>
Volume 4	Timing of Roads Upgrades and Connectivity to the Urban Centre and Schools	TTA	Entire Report including Page 23, 24, 25, 41, 43, 44, 45, 46, 47, 48
Volume 4	Impact on Ballyhooly Rd pending upgrades	MHL Consulting Engineers TTA	Entire Document but Page 33 onwards for modelling and Appendix 1 onwards for modelling results
Architects Drawings	Timing of Roads Upgrades and Connectivity to the Urban Centre and Schools		<p>Horgan Carroll Architects General Site Layout Plan 17-002-P-105</p> <p>Horgan Carroll Architects General Site Layout Plan 17-002-P-106</p>
Engineering Drawings	Timing of Roads Upgrades and Connectivity to the Urban Centre and Schools		<p>MHL Consulting Engineering Drawing LHD_BSO_P01 – Bus Stop Overview</p> <p>MHL Consulting Engineering Drawing LHD_PC_P01 – External Connectivity Works Overview</p> <p>MHL Consulting Engineering Drawing LHD_PC_P02 – External Connectivity Works Overview</p> <p>MHL Consulting Engineering Drawing LHD_PC_P03 – External</p>

			<p>Connectivity Works Overview</p> <p>MHL Consulting Engineering Drawing LHD_PC_P04 – External Connectivity Works Overview</p> <p>MHL Consulting Engineering Drawing LHD_PC_P05 – External Connectivity Works Overview</p> <p>MHL Consulting Engineering Drawing LHD_PC_P06 – External Connectivity Works Overview</p> <p>MHL Consulting Engineering Drawing LHD_PC_P07 – External Connectivity Works Overview</p>
Landscape Architects Drawings (Cunnane Stratton Reynolds)			<p>Cunnane Stratton Reynolds Landscape Masterplan 17316-2-100 General Masterplan (North)</p> <p>Cunnane Stratton Reynolds Landscape Masterplan 17316-2-101 General Masterplan (South)</p>

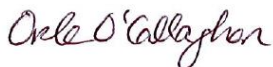
Item 6 – Residential Density

Location	Topic	Report	Page
Volume 1	Density	Longview Estates Statement of Response to ABP Opinion 30 th November 2019	Page 2 – Part A Page 4 – Part B Page 42–47 – Density Page 57 – Proposed Urban Park and the School Site Page 67 – Unit Mix, The Configuration of the Layout, Design and Alignment of Roads

			Page 110 – Appendix F (Density Nett Calculation Layout)
Volume 1	Density	Design Evolution Report	Page 7 – The Proposal Page 8,12,13 – Changes from Initial 2017 Proposal Page 20 – Table 20 Page 25-27 – Topography Page 45 – Phasing Page 48-54 – Design Evolution and Density Page 75-82 – Appendix D (Density and Delivery)
Volume 1	Density	Executive Summary	Page 1 – Executive Summary
Volume 2	Density	Daylight, Sunlight and Overshadowing Study	Page 5 – Discussion Page 91 – Observations
Volume 2	Density	Cunnane Stratton Reynolds Non Material Contravention Statement	Page 5 – Density Objectives Page 15-18 – Density Page 18 – Height Page 19 – Public Open Space Page 27 – Conclusion
Volume 2	Density	Cunnane Stratton Reynolds Planning Report	Page 10 – Site Summary Statistics Page 14-17,20,23 – Evolution of the Proposed Layout/Design and Pre- planning Consultations Page 30-35 – Planning Assessment Page 53 – Conclusion
Volume 2	Density	Cunnane Stratton Reynolds Statement of Consistency	Page 9 – Objective 5 & 6 Page 12 – Objective 26 & 27 Page 18 – Statement of Consistency with the Urban Design Manual 2009 Page 23 – Urban Development and Building Heights Page 32 – Cork Area Strategic Plan Page 56,57 – Objective 3.4.82 Page 60 – Objective NE-GO- 01

Volume 3	Density	Architectural Design Statement	Page 5 – SWOT Analysis Page 15 – Development Content Page 18 – Site Constraints Page 22-23 – Design Evolution Page 25 – 2019 Submission Page 27,28,29-34,36,48,51,54,55 – Response to ABP Page 60 – Neighbourhood 1 Page 63 – Neighbourhood 2 Page 68 – Neighbourhood 3 Page 72 – Neighbourhood 4 Page 77 – Neighbourhood 5 Page 80 – Neighbourhood 6 Page 102 – DMURS
Volume 3	Density	Residential Quality Audit	Page 32 – Car Parking Provision
Volume 4	Density	Traffic and Transportation Assessment by MHL Consulting Engineers	Page 54 – Figure 11.1
Volume 4	Density	MHL Consulting Engineers	Page 1-8 – Site Drainage Evaluation
Volume 4	Density	MHL Consulting Engineers	Page 40,45,48
Volume 5	Density	Cunnane Stratton Reynolds EIAR	Page 2,16,17 – Chapter 2 Page 5,10,13,14,15,17,18,20,21,24 – Chapter 3 Page 3 – Chapter 4 Page 17 ,54 56 – Chapter 9B Page 12 – Chapter 12 Page 7 – Appendix 9A.1
Architectural Drawings	Density	Horgan Carroll Architects Dwgs	17-002-P-107 Discounted Areas - Density Calculations

Yours Sincerely,



Orla O'Callaghan BA MPlan

Senior Planner

CUNNANE STRATTON REYNOLDS

LAND PLANNING & DESIGN

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