

CUNNANE STRATTON REYNOLDS

CSR Ref: 17316/ooc/181219

Planning Department
Cork City Council
City Hall
Anglesea Street
Cork City

18th December 2019

By Hand

Re: Longview Estates Ltd, intend to apply to An Bord Pleanála for a ten year planning permission for a Strategic Housing Development at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City. The proposed development will consist of a strategic housing development including 753 residential units to be constructed in a series of phases (six neighbourhoods in total), a local centre including retail (2 no. units), a crèche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works.

Dear Sir / Madam,

We write on behalf of Longview Estates Ltd who are applying for planning permission to An Bord Pleanála for a proposed Strategic Housing Development (SHD) for the development referenced above.

In accordance with Article 286(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we are writing to inform you that this planning application is in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and therefore has been submitted to An Bord Pleanála.

Please find enclosed 6 no. hard copies and 3 no. electronic copies of the documents and drawings as submitted to An Bord Pleanála for this planning application.

A dedicated website www.longviewshd.ie has been created and the application documents are uploaded for public viewing.

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.

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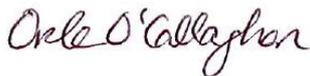
Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (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 have any queries.

Yours Sincerely,



Orla O'Callaghan BA MPlan

Senior Planner

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LAND PLANNING & DESIGN

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