

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

17<sup>th</sup> June 2022

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**Director:**  
Harold Walsh

**Company Reg. No:**  
486211

**Re: Strategic Housing Development Application.**

**The construction of a Strategic Housing Development of 716 no. units comprising 224 no. houses, 284 no. duplex units and 208 no. apartments, a creche and all ancillary site developments works at Castl lake, Terry's-land and Carrigtohill (townlands), Carrigtwohill, Co. Cork.**

Dear Sir/Madam

We act on behalf of BAM Property Limited who are submitting an application for a Strategic Housing Development (SHD) at Castl lake, Terry's-land and Carrigtohill (townlands), Carrigtwohill, Co. Cork.

**PROPOSED DEVELOPMENT**

The development will consist of the construction of a strategic housing development of 716 no. units comprising 224 no. houses, 284 no. duplex units and 208 no. apartments provided in 7 no. apartment building blocks. A 2 no. storey creche building is also provided. The 2 no. storey houses comprise of 48 no. detached, 126 no. semi-detached and 50 no. terraced houses consisting of 60 no. two bed units, 139 no. three bed units and 25 no. four bed units. The part-1 to part-3 storey duplex units are contained in 122 no. building blocks providing 82 no. one bed units, 142 no. two bed units and 60 no. three bed units. The 7 no. apartments building blocks range in height from part-1 to part- 5 no. storeys.

- Block 1 is 4 no. storeys and contains 34 no. units (7 no. one bed units, 19 no. two bed units and 8 no. three bed units).
- Block 2 is part-1 to part-5 no. storeys and contains 42 no. units (15 no. one bed units, 20 no. two bed units and 7 no. three bed units).
- Block 3 is 5 no. storeys and contains 17 no. units (8 no. one bed units and 9 no. two bed units).
- Block 4 is 4 no. storeys and contains 13 no. units (6 no. one bed units and 7 no. two bed units).
- Block 5 is 4 no. storeys and contains 13 no. units (6 no. one bed units and 7 no. two bed units).
- Block 6 is 4 no. storeys and contains 13 no. units (6 no. one bed units and 7 no. two bed units).
- Block 7 is 5 no. storeys over basement and contains 76 no. units (23 no. one bed units, 41 no. two bed units and 12 no. three bed units).

All blocks contain ancillary internal and external resident amenity spaces, and the proposed development also provides for: hard and soft landscaping including Multi Use Games Areas (MUGA's) and associated fencing; boundary treatments; public realm works; car parking; bicycle stores and shelters; bin stores; lighting; photovoltaic panels; plant rooms; and all ancillary site development works above and below ground.

Access to the proposed development will via an extension to Castlelake Avenue with new entrances proposed from the existing Castlelake Avenue, Oakbrook, and Pine Court. 2 no. new entrances are proposed from the Castle Lake to Station Road Link Road currently under construction and permitted by Cork County Council Planning Reference 19/5707. A new entrance is proposed from the North South Link Road, (linking Station Road to the Castle Lake to Station Road Link Road) and permitted by Cork County Council Planning Reference 19/5707. The proposed development also makes provision for the construction of a portion of the Carrigtwohill to Midleton InterUrban Cycleway Phase 1 and a portion of the Northern Spine Link Road.

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 February 2022 (Ref: ABP-311855-21) 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, 31185521, the following prescribed bodies have been notified of the application:

- Irish Water
- Iarnród Éireann
- Cork County 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. An overlay of the application boundary submitted on the former Cork Warehouse site and the proposed application site is attached to this letter.

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 are 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.castlelakeshd.ie](http://www.castlelakeshd.ie)

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

Yours sincerely

A handwritten signature in black ink, which appears to read 'Harry Walsh'. The signature is fluid and cursive, with a horizontal line at the end.

Harry Walsh  
HW Planning