

Planning Department  
Cork County Council  
County Hall  
Carrigrohane Road  
Cork

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**HW Planning**  
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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 Castlelake, 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) to An Bord Pleanála at Castlelake, 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 Castl lake Avenue with new entrances proposed from the existing Castl lake 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.

In accordance with the SHD legislation, 6 no. hard copies and 3 no digital copies of the application, EIAR and NIS are enclosed. 2 no. hard copies and 3 no. digital copies have also been sent to An Bord Pleanála.

The application plans and particulars can also be viewed online at the following website: [www.castlakeshd.ie](http://www.castlakeshd.ie)

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

Yours sincerely



Harry Walsh  
HW Planning