

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

05th August 2022

**Re: ABP Ref. ABP-312211-21
Application for permission for a Strategic Housing Development for a proposed Student Accommodation Development at the former Finbarr Galvin Motor Dealership site fronting on to Victoria Cross Road and Orchard Road, Bishopstown, Cork.**

Dear Sir/Madam,

We act on behalf of the applicant, Bellmount Developments Limited, and wish to submit the enclosed Strategic Housing Development (SHD) planning application for a proposed Student Accommodation Development comprising the demolition of existing structures on site and the construction of 78 no. student accommodation apartments (ranging in size from single bed studio apartments to 8-bed apartments) comprising a total of 206 no. bed spaces in 1 no. 6 storey block, student amenity facilities including a study area, games room, lounge space, laundry room and server/ICT room, the provision of landscaping and amenity areas including a courtyard space (including modifications to the external amenity area of the student accommodation scheme permitted under An Bord Pleanála Ref. ABP-306714-20), 1 no. rooftop terrace and a riverfront amenity incorporating a pedestrian and cycle path accessing onto Ashbrook Heights and Orchard Road, the provision of a set down area, 1 no. access point (for emergency vehicles only), footpaths and repositioned pedestrian crossing and associated tactile paving on Orchard Road, the provision of a new junction build out at the junction of Orchard Road and Victoria Cross Road, the provision of footpaths and landscaped areas along Victoria Cross Road and all associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin and bicycle storage and plant at ground and roof top levels at the former Finbarr Galvin Motor Dealership site fronting on to Victoria Cross Road and Orchard Road, Bishopstown, Cork under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Board Pleanála dated 27th April, 2022.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as requested under articles 297 and 298 of the Planning and Development Regulations 2001

to 2017, as amended, and in accordance with the additional information sought in the Boards Notice of Pre-Planning Application Consultation Opinion:

- **Cover letter and Schedule of Documents** by McCutcheon Halley Planning;
- **Response to An Bord Pleanála Opinion** by McCutcheon Halley Planning;
- Completed **SHD Application Form**;
- **Press Notice** – Template;
- **Press Notice** – Evening Echo;
- **Site Notice**;
- **Letter of Consent** from Cork City Council;
- Copy of **Notification Letters sent to Prescribed Bodies** and **Cork City Council**;
- **Planning and Design Statement** by Butler Cammoranesi Architects;
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Material Contravention Statement** by McCutcheon Halley Planning;
- **Drawing Issue Sheet** by Butler Cammoranesi Architects;
- **Housing Quality Assessment** by Butler Cammoranesi Architects;
- **Schedule of Areas** by Butler Cammoranesi Architects;
- **Site Location Maps** prepared by Butler Cammoranesi Architects;
- **Architectural Drawings & Schedule** prepared by Butler Cammoranesi Architects;
 - Site Layout Plans at 1:500;
 - Site Sections at 1:500;
 - Floor Plans, Elevations, and Sections at 1:200;
- Plan (by Butler Cammoranesi Architects) of areas proposed to be **Taken in Charge**;
- **Landscape Plans** by Cathal O'Meara Landscape Architect;
- **Landscape Design Strategy** by Cathal O'Meara Landscape Consultant;
- **Landscape and Visual Impact Assessment** by Cathal O'Meara Landscape Consultant;
- **Photomontages** by Pederson Focus;
- **Engineering Drawings** by JODA Engineering Consultants;
- **Site Infrastructure Report** (including Confirmation of Feasibility from Irish Water and **Letter from Irish Water** confirming development is in line with Standard Details and Codes of Compliance) by JODA Engineering Consultants;
- **Public Lighting Report** by JODA Engineering Consultants;
- **Flood Risk Assessment** by JODA Engineering Consultants;
- **DMURS Statement of Consistency** by MHL Consulting Engineers;
- **Mobility Management Plan** by MHL Consulting Engineers;
- **Road Safety Audit** by MHL Consulting Engineers;
- **CMATS Statement** by MHL Consulting Engineers;
- **Vehicle Access Strategy** by MHL Consulting Engineers;
- **Infrastructure drawings** by MHL Consulting Engineers;
- **Ecological Impact Assessment** by Malone O'Regan Environmental;
- **Natura Impact Statement** by Malone O'Regan Environmental;
- **Construction Environmental Management Plan** by Malone O'Regan Environmental ;
- **Preliminary Construction Environmental and Demolition Waste Management Plan** by Malone O'Regan Environmental;
- **Noise Impact Assessment and Acoustic Design Statement** by Malone O'Regan Environmental;
- **Wind and Microclimate Modelling** by B-Fluid Ltd;
- **Daylight, Sunlight and Overshadowing Report** by Passive Dynamics;
- **Report on Supply, Demand and Concentration of Student Accommodation** by McCutcheon Halley Planning;
- **Student Accommodation Management Plan** by McCutcheon Halley Planning

- **EIAR Screening** by Malone O'Regan Environmental;
- **S299B Report** by Malone O'Regan Environmental
- **Building Heights Report** by McCutcheon Halley Planning;
- **Building Lifecycle Report** by Butler Cammoranesi Architects;
- **Access Statement** by Butler Cammoranesi Architects;
- Application fee for €23,390 made payable to An Bord Pleanála.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Yours sincerely,



Cora Savage
McCutcheon Halley