

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

21 December 2020

**Re: ABP Ref. ABP-306166-20**  
**Application for a 10-year permission for a strategic housing development comprising the demolition of existing structures including a single storey building, entrance canopy, pump island canopy, flood lights and the decommissioning/removal of 3 no. underground fuel tanks; and the construction of 1,002 no. apartments (comprising a mix of studio, 1, 2 and 3 bed apartments) in 12 no. blocks, ranging in height from 4 to 14 storeys, blocks 1 to 12 also include commercial and community facilities, including the provision of 5 no. retail units, 1 no. Montessori school, 1 no. creche (provided as part of a two-storey building connected to Block no. 3), a medical centre, bar, café, venue/performance area, 2 no. community resource spaces and ancillary signage, the provision of internal and external amenities for residents and open space/landscaping areas to include pocket parks, linear park, residential squares and urban spaces, ancillary car, motorcycle and bike parking, reservation for the Monahan's Road extension, the provision of 1 no. internal link road through the site linking Centre Park Road and the Monahan's Road extension, the provision of 2 no. pedestrian streets through the site linking Centre Park Road and the Monahan's Road extension; and all associated ancillary development works, including storage, plant and management facilities at The Former Ford Distribution Site, fronting onto Centre Park Road, Marquee Road and Monahan's Road, Cork.**

Dear Sir/Madam,

We act on behalf of the applicant, Marina Quarter Limited, and wish to submit the enclosed Strategic Housing Development (SHD) planning application for the above referenced development to An Bord Pleanála under the provision 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 Bord Pleanála dated 7<sup>th</sup>, May 2020.

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;
- **Planning and Design Statement** by McCutcheon Halley Planning;

[www.mhplanning.ie](http://www.mhplanning.ie)

McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512. Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipTP DipGIS MIPI (Chairman), Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPI.

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- Completed **SHD Application Form**;
- **Press Notice** – Template;
- **Press Notice** – Evening Echo;
- **Site Notice**;
- **Letter of Consent** from Cork City Council;
- **Section 47 Agreement**;
- Copy of **Notification Letters sent to Prescribed Bodies and Cork City Council**;
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Part V Proposed** by Marina Quarter Ltd. and accompanying **Part V Site Layout Plan and Schedule** by O'Mahony Pike Architects;
- **Drawing Issue Sheet** by O'Mahony Pike Architects;
- **Housing Quality Assessment** by O'Mahony Pike Architects;
- **Schedule of Accommodation** by O'Mahony Pike Architects;
- **Site Location Maps** prepared by O'Mahony Pike Architects;
- **Architectural Drawings & Schedule** prepared by O'Mahony Pike Architects;
  - Site Layout Plans at 1:500;
  - Site Sections at 1:500;
  - Floor Plans, Elevations, and Sections at 1:200;
- Plan (by O'Mahony Pike Architects) of areas proposed to be **Taken in Charge**;
- **Phasing Plan** by O'Mahony Pike Architects;
- **Architects Design Statement** by O'Mahony Pike Architects;
- **Landscape Plans** by Ilsa Rutgers Architecture;
- **Landscape Design Strategy including sections** by Ilsa Rutgers Architecture;
- **Tree Survey Report and drawing** by Arbor Care;
- **Document Schedule** by Arup;
- **Engineering Drawings** by Arup;
- **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 Arup;
- **DMURS and the National Cycle Manual – Compliance Statement** by Arup;
- **Traffic and Transport Assessment** by Arup;
- **Outline Mobility Management Plan** by Arup;
- **Car Parking Management Plan** by Arup;
- **Flood Risk Assessment Report** by Arup;
- **Outline Construction Management Plan** by Arup;
- **Outline Construction and Demolition Waste Management Plan** by Arup;
- **Operational Waste Management Plan** by Arup;
- **Quality Audit including Road Safety Audit** by J.B.Barry & Partners Consulting Engineers;
- **Public Lighting Report & Layout** by Morley Walsh;
- **Energy Statement** by Morley Walsh;
- **Building Height Survey Cork** by Urban Initiatives Studio;
- **Pedestrian Level Wind Microclimate Assessment** by RWDI Consulting Engineers;
- **Sunlight, Daylight and Overshadowing Study** by IES;
- **Preliminary Fire Safety and Access & Use Strategy** by Maurice Johnson & Partners;
- **Building Lifecycle Report** by Aramark Property;
- **Childcare Demand Report** by McCutcheon Halley Planning;
- **School Demand Report** by McCutcheon Halley Planning;
- **Social Infrastructure Audit** by McCutcheon Halley Planning;
- **Material Contravention Statement** by McCutcheon Halley Planning;
- **Natura Impact Statement** by Kelleher Ecology;
- **Photomontages** by Pederson Focus;

- **CGI'S** by Modelworks;
- **EIAR** by McCutcheon Halley Planning;
- Application fee for €80,000 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,

A handwritten signature in black ink, appearing to read 'Cora Savage', is positioned above the printed name.

Cora Savage  
**McCutcheon Halley**