

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

17 September 2021

**Re: ABP Ref. ABP-308537-20  
Application for permission for a Strategic Housing Development for a proposed Residential Development at Millfield Service Station, Redforge Road, Blackpool, 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 residential development comprising the demolition of existing structures on site including a single storey building, pump island canopy, 4 no. fuel pumps and the decommissioning/removal of 4 no. underground fuel tanks and the construction of 114 no. Build to Rent apartments (comprising a mix of 1 and 2 bed apartments) in 2 no. blocks, ranging in height from 4 to 9 storeys, 1 no. 313 sqm retail unit, residential amenity facilities including a reception, residents gym, lounge area and shared workspace, the provision of landscaping and amenity areas including an enclosed courtyard and 1 no. rooftop garden, the provision of public realm improvements on Redforge Road including widened footpaths and pavement improvements, pedestrian crossing, tree planting, raised tables/planters and seating areas and all associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, boundary treatments, bin and bicycle storage, ESB Sub-station and plant at ground floor level at Millfield Service Station, Redforge Road, Blackpool, Cork.

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;

[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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- **Statement of Consistency** by McCutcheon Halley Planning;
- **Material Contravention Statement** by McCutcheon Halley Planning;
- **Part V Report** 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;
- **Artists Impressions** by Butler Cammoranesi Architects;
- **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;
- **Flood Risk Assessment** by JODA Engineering Consultants;
- **Sustainable Urban Drainage System Report** by JODA Engineering Consultants;
- **DMURS Statement of Consistency** by MHL Consulting Engineers;
- **Sustainable Transport Strategy/Assessment** by MHL Consulting Engineers;
- **Mobility Management Plan** by MHL Consulting Engineers;
- **Road Safety Audit** by MHL Consulting Engineers;
- **Public Lighting Report** by JODA Engineering Consultants;
- **Building Lifecycle Report** by Butler Cammoranesi Architects;
- **Access Statement** by Butler Cammoranesi Architects
- **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 ;
- **Outline Construction Traffic Management Plan** by MHL Consulting Engineers;
- **Preliminary Construction Environmental and Demolition Waste Management Plan** by Malone O'Regan Environmental;
- **Construction and Environmental Management Plan** by Malone O'Regan Environmental;
- **Preliminary Site Investigation Report** 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;
- **EIA Screening** by McCutcheon Halley Planning;
- **Statement on EIA Screening Process** Pursuant to Article Section 299B of the Planning and Development Regulations 2001, by McCutcheon Halley Planning;
- **Childcare Assessment** by McCutcheon Halley Planning;
- **Draft Section 47 Agreement**;
- Application fee for €25,946.80 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