

Kevin O' Regan  
Senior Executive Officer  
Large-scale Residential Developments  
Planning & Development Directorate  
County Hall  
Carrigrohane Road  
Cork  
T12 R2NC

24<sup>th</sup> November 2022

**Re: Large-scale Residential Development - Application for planning permission for the construction of 330 no. residential units, a neighbourhood centre to include creche, medical centre, pharmacy and cafe, a new vehicular access point on to the permitted Services Link Corridor and all associated site development works at Knockgriffin (Townland), Midleton, Co. Cork**

Dear Kevin,

We act on behalf of Havenfalls Limited and submit on their behalf an application for a ten-year planning permission for the following Large-Scale Residential Development comprising the construction of 330 no. residential units (199 no. 3 and 4-bed dwelling houses and 131 no. 2 bed apartment units). 136 no. dwelling houses will have an option to include side ground floor windows. The 131 no. apartments are arranged in 11 no. two-storey buildings, 4 no. three-storey buildings and 1 no. four-storey neighbourhood centre building which includes a creche, retail unit, medical centre, pharmacy and café at ground floor level. All associated ancillary development works including footpaths, pedestrian and cycle lanes, car and bicycle parking, drainage, bin storage, lighting, landscaping and amenity areas at Knockgriffin (Townland), Midleton, Co. Cork.

Access to the site will be via a new vehicular access point on to the permitted Services Link Corridor to be delivered under the Local Infrastructure Housing Activation Fund.

A Natura Impact Statement is submitted to the Planning Authority with this application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority.

Please find enclosed 6 no. hard copies and 1 no. electronic copy of the following documentation and information

- **Cover letter** and Schedule of Documents by McCutcheon Halley Planning;

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Also in DUBLIN  
Kreston House,  
Arran Court  
Arran Quay, Dublin 7  
D07 K271  
T. +353 (0) 1 804 4477  
E. info@mhplanning.ie

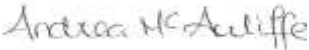
[www.mhplanning.ie](http://www.mhplanning.ie)

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Barrack Square  
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- **Response to Cork County Council Opinion** by McCutcheon Halley Planning;
- Completed **LRD Form 19**;
- Completed Planning **Application Form**;
- **Press Notice** – The Echo;
- **Site Notice** – prepared by McCutcheon Halley Planning Consultants;
- **Planning and Design Statement** by McCutcheon Halley Planning;
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Housing Quality Assessment and Schedule of Accommodation** by Gittens Murray Architects;
- **Site Location Maps** prepared by Gittens Murray Architects;
- **Architectural Drawings & Schedule** prepared by Gittens Murray Architects;
  - Site Layout Plans at 1:500;
  - Site Sections at 1:500;
  - Floor Plans, Elevations, and Sections at 1:200
- Plan (by Gittens Murray Architects) of areas proposed to be **Taken in Charge**;
- **Phasing Plan** prepared by Gittens Murray Architects;
- **Part V Plan** prepared by Gittens Murray Architects;
- **Architectural Design Statement** prepared by Gittens Murray Architects;
- **Landscape Plans, Green Infrastructure Plan and Landscape Report** prepared by Derek Howlin Landscape Architects;
- **Engineering Drawings** prepared by OSL Consulting Engineers;
- **Civil Engineering Report** (including Confirmation of Feasibility from Irish Water) and **Letter from Irish Water confirming compliance with Irish Water Standards** prepared by OSL Consulting Engineers;
- **Flood Risk Assessment** prepared by IE Consulting Engineers;
- **Construction and Environmental Management Plan** prepared by OSL Consulting Engineers;
- **DMURS Compliance Statement** prepared by MHL Consulting Engineers;
- **Mobility Management Plan** prepared by MHL Consulting Engineers;
- **Road Safety Audit** prepared by MHL Consulting Engineers;
- **Statement of Compliance with Part 8** prepared by MHL Consulting Engineers;
- **Traffic & Transport Assessment** prepared by MHL Consulting Engineers;
- **Tree Survey Plan, Tree Constraints Plan and Tree Protection Plan** prepared by Cork County Tree Care;
- **Public Lighting Report and Drawings** by MHL Consulting Engineers;;
- **Ecological Impact Assessment** by Malone O Regan Consulting Engineers;
- **AA Screening and Natura Impact Statement** by Malone O Regan Consulting Engineers;
- **EIA Screening Report** prepared by Malone O Regan Consulting Engineers;
- **Archaeological Assessment** by John Cronin and Associates;
- **Part V Proposal** by McCutcheon Halley Planning;
- **Part V Agreement in Principle** by Cork County Council;
- **School Demand Report** prepared by McCutcheon Halley Planning Consultants;
- **Childcare Demand Report** prepared by McCutcheon Halley Planning Consultants;
- **Contract of Sale** by BHK Solicitors;
- Application **fee** for €61,871.20 paid by EFT.

We trust this LRD application is to the satisfaction of Cork County Council. Please contact the undersigned if you require any further details.

Yours sincerely



Andrea Mc Auliffe  
**McCutcheon Halley**