

Senior Executive Officer
Large Scale Residential Developments
Planning & Development Directorate
Floor 3, County Hall,
Carrigrohane Road,
Cork

22 November 2024

Re: Large-scale Residential Development (LRD) – Application for planning permission for the construction of 150 no. residential units, 1 no. creche, 2 no. ESB substations and all ancillary site development works at Gortnahomna More (townland), Castlemartyr, Co. Cork

Dear Sir or Madam,

We act on behalf of Marshall Yards Development Company Ltd., and wish to apply the following Large-scale Residential Development (LRD) comprising the construction of 150 no. residential units, 1 no. creche, 2 no. ESB substations and all ancillary site development works at Gortnahomna More (townland), Castlemartyr, Co. Cork.

The LRD development has been designed in accordance with the prevailing policy contained within the Cork County Development Plan to contribute to the realisation of the housing and population targets for Castlemartyr. The submitted documents demonstrate that the proposed development will result in the creation of a sustainable residential community, and we consider that the proposed development will provide for a much-needed range of housing options in Castlemartyr, Co. Cork.

In addition to this cover letter, please find enclosed 6 no. hard copies and 1 no. soft copy of the following documentation and information for the LRD application to Cork County Council:

- **Cover Letter** and Schedule of Documents;
- **Letter of consent** from landowner to applicant;
- **Letter of consent** from Cork County Council;
- **Letter of consent** from Glenveagh Homes to Marshall Yards Development Company Ltd;
- **Application Form** and **Form 19** by McCutcheon Halley Planning Consultants;
- **Press Notice** by McCutcheon Halley Planning Consultants;
- **Site Notice** by McCutcheon Halley Planning Consultants;
- **Part V** Documents and Costings;
- **Planning and Design Statement** by McCutcheon Halley Planning Consultants;
- **Response to Cork County Council Opinion** by McCutcheon Halley Planning Consultants;
- **Childcare Demand Report** by McCutcheon Halley Planning Consultants;

- **School Demand Report** by McCutcheon Halley Planning Consultants;
- **Statement of Consistency** by McCutcheon Halley Planning Consultants;
- **EIA Screening Report** by McCutcheon Halley Planning Consultants;
- **Architectural Design Statement** by Deady Gahan Architects;
- **Schedule of Accommodation** and **Housing Quality Assessment** by Deady Gahan Architects;
- **Statement of Compliance with Principles of Universal Design** by Deady Gahan Architects;
- **Site Location Maps, Site Layout Plan, Floor Plans, Elevations, Phasing Plan, Taken in charge plan** and **all other associated architectural drawings** by Deady Gahan Architects;
- **Infrastructure Design Report** (including DMURS statement of consistency, Confirmation of Feasibility and Statement of Design Acceptance from Irish Water) and associated engineering drawings by DOBA Consulting Engineers;
- **Construction Management Plan** (including Construction and Demolition Resource and Waste Management, Construction Environmental Management Construction Traffic Management) by DOBA Consulting Engineers;
- **Operational Waste Management Plan** by DOBA Consulting Engineers;
- **Drainage Impact Assessment** by DOBA Consulting Engineers;
- **Stage 1 Road Safety Audit** by Traffico;
- **Traffic and Transportation Assessment and Mobility Management Plan** by Transport Insight;
- **Screening Report for Appropriate Assessment** by Doherty Environmental Ltd;
- **Natura impact Statement (NIS)** by Doherty Environmental Ltd;
- **Ecological Impact Assessment (EcIA)** by Doherty Environmental Ltd;
- **Landscape Plans and Associated Drawings** by BS Larch;
- **Landscape Design Report** prepared by BS Larch;
- **Public Lighting Report** and **Layout** by Morley Walsh/ENX
- **Flood Risk Assessment** Report by JBA Consulting;
- **Archaeology Impact Assessment** by John Cronin & Associates;
- **Tree and Hedgerow Removals and Protection Plan, Tree and Hedgerow Survey Plan and Constraints Plan** and **Arboricultural Report** prepared by Charles McCorkell Arboricultural Consultancy;
- **CGI's and VVM Booklet** prepared by Dimension 88;
- **Appropriate Fee** issued via EFT Payment.

Please contact the undersigned if you require any further details.

Yours sincerely,



Majella O' Callaghan

McCutcheon Halley