

The Secretary  
Planning Department  
Cork City Council  
City Hall  
Cork

29 November 2024

**Re: Large Scale Residential Development – Application for permission for the following Large Scale Residential Development (LRD) comprising the construction of 176 no. apartment units (comprising a mix of 1, 2 and 3 bed units in 2 no. blocks ranging in height from 7 to 10 storeys over podium level), 1 no. creche, 1 no. gym, 1 no. retail/café unit and all associated ancillary development works including a new vehicular access, new pedestrian access, footpaths & cycle lanes, landscaping, amenity and open space areas, boundary treatments, bicycle and car parking, bin storage, public lighting and all other ancillary development at The Former Ford Distribution Site, fronting on to Centre Park Road, Ballintemple, Cork.**

Dear Sir/Madam,

We act on behalf of Marina Quarter Ltd. and wish to apply to Cork City Council for planning permission for the following Large-Scale Residential Development permission for the following Large Scale Residential Development (LRD) comprising the construction of 176 no. apartment units (comprising a mix of 1, 2 and 3 bed units in 2 no. blocks ranging in height from 7 to 10 storeys over podium level), 1 no. creche, 1 no. gym, 1 no. retail/café unit and all associated ancillary development works including a new vehicular access, new pedestrian access, footpaths & cycle lanes, landscaping, amenity and open space areas, boundary treatments, bicycle and car parking, bin storage, public lighting and all other ancillary development at The Former Ford Distribution Site, fronting on to Centre Park Road, Ballintemple, Cork.

Please find enclosed the following documentation and information:

- **Cover letter and Schedule of Documents** by McCutcheon Halley Planning;
- **Response to Cork City Council Opinion** by McCutcheon Halley Planning;
- Completed **Application Form** and **Form 19**;
- **Press Notice** – Evening Echo;
- **Site Notice**;
- **Letters of Consent** from Cork City Council;
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Planning and Design Statement** by McCutcheon Halley Planning;
- **EIAR** by McCutcheon Halley;
- **Part V Proposal** (including letter confirming date of acquisition of lands) by Marina Quarter Ltd.;
- **Design Statement** by John Fleming Architects;

- **Housing Quality Assessment and Schedule of Accommodation** by John Fleming Architects;
- **Universal Design Statement** by John Fleming Architects;
- **Site Location Maps** prepared by John Fleming Architects;
- **Architectural Drawings** prepared by John Fleming Architects;
  - Site Layout Plans at 1:500;
  - Site Sections at 1:500;
  - Floor Plans, Elevations, and Sections at 1:200;
- Plan (by John Fleming Architects) of areas proposed to be **Taken in Charge**;
- **Landscape Plan and associated drawings** by Ait Landscape and Urbanism;
- **Landscape Design Report** by Ait Landscape and Urbanism;
- **Arboricultural Report, tree survey and associated drawings** by Arborcare;
- **Infrastructure Design Report and Drawings** by DBFL Consulting Engineers (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 DBFL Consulting Engineers;
- **Road Safety Audit & Quality Audit** by DBFL Consulting Engineers;
- **Traffic and Transport Assessment** by DBFL Consulting Engineers;
- **Mobility Management Plan** by DBFL Consulting Engineers;
- **Flood Risk Assessment** by DBFL Consulting Engineers;
- **DMURS Compliance Statement** by DBFL Consulting Engineers;
- **Construction Environmental Management Plan** by DBFL Consulting Engineers;
- **Outdoor Lighting Report and Drawings** by EDC Consulting Engineers;
- **Services Layout** by EDC Consulting Engineers;
- **Energy Sustainability Report** by EDC Consulting Engineers;
- **Climate Action and Energy Statement and Climate Resilience Statement** by ENX Consulting Engineers;
- **AA Screening, Natura Impact Assessment, Ecological Impact Assessment, Invasive Species Management Plan, and Operational Waste Management Plan and Resource Waste Management Plan** by Enviroguide Consulting;
- **School Demand Report** by McCutcheon Halley Planning;
- **Childcare Assessment** by McCutcheon Halley Planning;
- **Social Infrastructure Audit** by McCutcheon Halley Planning;
- **Photomontages** by Pedersen Focus;
- **Daylight-Sunlight Report and CGI's** by Model Works;
- **Building Lifecycle Report and Property Strategy Report** by Aramark;
- **Pedestrian Winds Assessment** by RWDI;
- **Schedule of Documents** by McCutcheon Halley Planning;
- Application fee for €48,011.20 made payable to Cork City Council.

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

Yours sincerely,

*Schalk van Heerden*

Schalk van Heerden  
McCutcheon Halley