

Planning Department,
Cork County Council,
County Hall,
Carrigrohane Road,
Co. Cork

13th November 2023

Re: Large scale Residential Development (LRD) - Application for permission for the construction of 272 no. units residential units, 1 no. childcare facility, community use and all ancillary development at Broomfield West, Midleton, Co. Cork.

Dear Sir or Madam,

We act on behalf of Castle Rock Homes (Midleton) Ltd. and wish to apply to Cork County Council for planning permission for the following Large Scale Residential Development (LRD) consisting of 272 no. residential units, a creche, community use, and all associated site development works at Broomfield West, Midleton, Co. Cork.

The subject proposal has been developed in accordance with prevailing policy contained within the Cork County Development Plan to contribute to the realisation of the housing and population targets for Midleton and the Cork Metropolitan Area. 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 Midleton.

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

- **Cover Letter and Schedule of Documents** by McCutcheon Halley Planning Consultants;
- **Completed Application Form and Form 19** prepared by McCutcheon Halley Planning Consultants;
- **Letter of Consent from Cork County Council;**
- **Letter of Consent from Irish Water;**
- **Press Notice** prepared by McCutcheon Halley Planning Consultants;
- **Site Notice** prepared by McCutcheon Halley Planning Consultants;
- **Planning and Design Statement** prepared by McCutcheon Halley Planning Consultants and Brian O'Kennedy & Associates;
- **Response to Cork County Council Opinion** by McCutcheon Halley Planning Consultants;
- **Statement of Consistency** prepared by McCutcheon Halley Planning Consultants;
- **Part V Documents** prepared by Castle Rock Homes (Midleton) Ltd;
- **School Demand Report and Childcare Demand Report** prepared by McCutcheon Halley Planning Consultants;
- **EIA Screening Report** prepared by McCutcheon Halley Planning Consultants;
- **Housing Quality Assessment** prepared by Brian O'Kennedy & Associates;

- **Site Location Maps** prepared by Brian O’Kennedy & Associates;
- **Architectural Drawings** prepared by Brian O’Kennedy & Associates;
 - Site Layout Plans at 1:500
 - Site Sections at 1:500;
 - Floor Plans, Elevations and Sections at 1:200;
- Proposed **Areas to be Taken in Charge Plan** prepared by Brian O’Kennedy & Associates;
- **Existing Site Survey Plan** prepared by Brian O’Kennedy & Associates;
- **Ownership Map** provided by Brian O’Kennedy & Associates;
- **Schedule of Architectural Drawings** prepared by Brian O’Kennedy & Associates;
- **Engineering Infrastructure Report (Including Confirmation of Feasibility and Statement of Design Acceptance from Irish Water, Flood Risk Assessment and Drainage Impact Assessment)** prepared by Brian O’Kennedy & Associates;
- **Engineering Drawings** prepared by Brian O’Kennedy & Associates;
- **Detailed Drawing of Road Improvement along the L7630** prepared by Brian O’Kennedy & Associates;
- **Operational Waste Management Plan** prepared by Brian O’Kennedy & Associates;
- **Resource Waste and Management Plan** prepared by Brian O’Kennedy & Associates;
- **Statement of Compliance with DMURS** prepared by Hegsons Design Consultancy Ltd;
- **Auto-Track Analysis** prepared by Hegsons Design Consultancy Ltd;
- **Road Safety Audit** prepared by Hegsons Design Consultancy Ltd;
- **Traffic and Transport Assessment** prepared by Hegsons Design Consultancy Ltd;
- **Junction Visibility Plans** prepared by Hegsons Design Consultancy Ltd;
- **Mobility Management Plan** prepared by Hegsons Design Consultancy Ltd;
- **Public Lighting Drawings and Report** prepared by Signify;
- **Landscape Plan and Associates Drawings** prepared by Forestbird Design;
- **Landscape Design Report** prepared by Forestbird Design;
- **LVIA prepared** by Forestbird Design;
- **Arboricultural Assessment** prepared by County Tree Care;
- **Existing Vegetation and vegetation removal plan** prepared by Forestbird Design;
- **Ecological Impact Assessment** prepared by Malone O’Regan Environmental;
- **Appropriate Assessment Stage 1 Screening Report** prepared by Malone O’Regan Environmental;
- **Construction Environmental Management Plan** prepared by Malone O’Regan Environmental;
- **Building Life Cycle Report** prepared by Brian O’Kennedy & Associates;
- **Archaeological Assessment** prepared by John Cronin & Associates;
- **Noise Impact Assessment** prepared by CLV Consulting;
- **CGI’s and VVM Booklet** prepared by GNet;
- **Appropriate fee of €39,184 enclosed within the application made payable to Cork County Council.**

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,



Majella O’ Callaghan
McCutcheon Halley