

CUNNANE STRATTON REYNOLDS

CSR Ref: 17316/ooc/181219

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

18th December 2019

By Post

Re: Longview Estates Ltd, intend to apply to An Bord Pleanála for a ten year planning permission for a Strategic Housing Development at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City. The proposed development will consist of a strategic housing development including 753 residential units to be constructed in a series of phases (six neighbourhoods in total), a local centre including retail (2 no. units), a crèche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works.

Dear Sir / Madam,

We write on behalf of Longview Estates Ltd to submit the enclosed Strategic Housing Development (SHD) planning application for the development referenced above under the provision of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made following a Section 5 Pre-Application Consultation and the receipt of a Notice of Pre-Application Opinion issued by An Bord Pleanála dated 2nd July 2019.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the documents and drawings listed within the enclosed schedules attached at Appendix A of this cover letter. The planning application documentation is presented in 9 no. Volumes as follows for ease of reference:

- **Volume 1** contains the Statement of Response to the An Bord Pleanála Opinion, a Design Evolution Report and an Electric Vehicle Charging and Design Report;
- **Volume 2** contains the Planning form, notices, letters and reports as listed at Appendix A of this letter;
- **Volume 3a** contains the Architects Design Statement
- **Volume 3b** contains the Architects reports as listed at Appendix A;
- **Volume 4** contains the Engineers reports as listed at Appendix A;
- **Volume 5** contains the EIAR;
- **Volume 6** contains the NIS;

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- **Volume 7** contains the Landscape Design Report and the Landscape Works Specification;
- **Volume 8** contains the photomontages; and
- **Volume 9** contains the internal scheme images.

Refer to the schedule at Appendix A for a full list of the drawings submitted with this planning application.

Please note that letters of consent from Cork City Council, Waterrock View Ltd, Crystal County SPV Ltd and Donkey Aters SPV Ltd are included with this planning application. These have been attached at Appendix B of this cover letter along with a letter from Fitzgerald Legal and Advisory confirming Crystal County SPV Ltd acquisition of lands comprised in Folio 12755F. Letters from ESB Engineering and Major Projects Department has also been included at Appendices B and F confirming that they have no objection to the proposed development.

We note that two houses to the north of Folio 39713 have wayleaves for percolation areas over the planning application site. These wayleaves have been identified in the planning application documentation submitted to An Bord Pleanála. We further note that it has been confirmed to the registered owners of these wayleaves that the wayleaves will not be affected by any development works carried out consequent on the grant of planning permission. The registered owners will be offered the opportunity to connect to the foul network proposed for the area in this planning application once constructed.

Please refer to letters attached at Appendix C of this letter.

A bank draft for €80,000 is enclosed in respect of the application fee. A dedicated website www.longviewshd.ie has been created and the application documents are uploaded for public viewing.

Furthermore, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Boards Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8 (1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, and in the form which they have requested, which is outlined below. Please note that a copy of email correspondence confirming this preference is included at Appendix D of this cover letter.

1. Irish Water – electronic copy
2. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs – hard copy and electronic copy
3. The Heritage Council – electronic copy
4. An Taisce – the National Trust for Ireland – electronic copy and hard copy of the traffic assessment as requested
5. Córas Iompair Éireann – electronic copy
6. Transport Infrastructure Ireland – electronic copy
7. National Transport Authority – electronic copy
8. Commission for Energy Regulations – electronic copy
9. Irish Aviation Authority – electronic copy
10. Local Childcare Committee – electronic copy

Appendix E of this cover letter comprises of a copy of a confirmation notice email from the Department of Housing, Planning and Local Government EIA Portal, stating that the information provided to the portal has been uploaded to the EIA Portal on the 12/12/2019 under Portal ID number 2019216.

We trust the enclosed information is to the satisfaction of the Board. Please contact the undersigned if you require any further details.

Yours Sincerely,



Orla O'Callaghan BA MPlan

Senior Planner

CUNNANE STRATTON REYNOLDS

LAND PLANNING & DESIGN

www.csrlandplan.ie

Appendix A Schedule of Documents and Drawings

Schedule of Documents and Drawings

Strategic Housing Development application for a 10-year permission for the construction of 753 no. residential units on lands at Lahardane and Ballincolly, Ballyvolane, Cork.

| Schedule of Documents | |
|---|--------------------|
| Document | Responsibility |
| Volume 1 | |
| Statement of Response to An Bord Pleanála Pre-App Opinion | TC |
| Design Evolution | TC |
| Electric Vehicle Charging & Design | TC |
| Volume 2 | |
| Cover Letter to An Bord Pleanála | CSR |
| Cover Letter to Cork City Council | CSR |
| SHD Application Form | CSR |
| Site Notice | CSR |
| Newspaper Notice – The Echo | CSR |
| Letters to Prescribed Bodies | CSR |
| Planning Statement | CSR |
| Statement of Consistency | CSR |
| Non Material Contravention Statement | CSR |
| Childcare Provision Assessment | CSR |
| School Demand Report | CSR |
| Operational Waste Management Plan | CSR |
| Overall Landscape Strategy UEA | AECOM |
| Daylight Sunlight Report | IES |
| Odour Emissions Report | AWN Consulting |
| Fire Safety Compliance Strategy | Cantwell and Keogh |
| Volume 3 Parts a and b | |
| Architects Design Statement (including Statement of Design Manual for Urban Roads and Streets (DMURS) compliance and development schedules) | HC |
| Architects Application Schedule | HC |
| Building Lifecycle Report | |
| Residential Energy Conservation Report | HC |
| Residential Quality Audit | HC |
| Universal Design Statement | HC |
| Fire Safety Compliance Strategy | Cantwell and Keogh |
| Volume 4 | |
| Engineering Design Report | MHL |
| Traffic and Transport Assessment | MHL |
| Stage 1/2 Road Safety Audit | MHL |
| Construction Environmental Management Plan | MHL |
| SuDs Strategy | MHL |
| Volume 5 | |
| EIAR (Refer to table of contents) | Multiple |
| Volume 6 | |
| Natura Impact Statement | Greenleaf Ecology |
| Volume 7 | |
| Landscape Design Report | CSR |
| Landscape Works Specification | CSR |
| Volume 8 | |
| Photomontages | Arko |
| Volume 9 | |
| Scheme Images (Internal Views) | Arko |
| | |

| Schedule of Drawings | | |
|---|----------------|----------------|
| Drawing Title | Drawing Number | Drawing Scale |
| Architectural Drawings | | |
| Horgan Carroll Architects | | |
| General Arrangement Plans, Site Location Maps | | |
| Site Location Map North | 17-002-P-100 | 1:1000 at A0 |
| Site Location Map South | 17-002-P-101 | 1:1000 at A0 |
| OS Map (Site Location Map) 6 Inch – 1 Mile | 17-002-P-102 | 1:10,560 at A3 |
| Land Ownership | 17-002-P-103 | 1:1000 at A1 |
| Social Housing Part V | 17-002-P-104 | 1:1000 at A1 |
| Master Plan Part 1 of 2 | 17-002-P-105 | 1:1000 at A0 |
| Master Plan Part 2 of 2 | 17-002-P-106 | 1:1000 at A1 |
| Density Calculation discountable area | 17-002-P-107 | 1:1000 at A0 |
| Site Survey – West | 17-002-P-108 | 1:500 at A1 |
| Site Survey – East | 17-002-P-109 | 1:500 at A1 |
| Site Survey – Pump Station | 17-002-P-110 | 1:500 at A1 |
| Site Layout Plan – Taking in Charge | 17-002-P-111 | 1:1000 at A0 |
| Site Layout Plan – Residential Mix | 17-002-P-112 | 1:1000 at A1 |
| Proposed Site Plan on Existing Survey | 17-002-P-113 | 1:1000 at A0 |
| | | |
| N1 Sections / Contiguous Elevations | 17-002-P-120 | 1:200 at A0 |
| N1 Sections / Contiguous Elevations | 17-002-P-121 | 1:200 at A0 |
| N1 Sections / Contiguous Elevations | 17-002-P-122 | 1:200 at A0 |
| N1 Sections / Contiguous Elevations | 17-002-P-123 | 1:200 at A0 |
| N2 Sections / Contiguous Elevations | 17-002-P-124 | 1:200 at A0 |
| N2 Sections / Contiguous Elevations | 17-002-P-125 | 1:200 at A0 |
| N2 Contextual Elevation/ Cross Section | 17-002-P-126 | 1:200 at A0 |
| N3 Sections | 17-002-P-127 | 1:200 at A0 |
| N3 Sections | 17-002-P-128 | 1:200 at A0 |
| N3 Sections | 17-002-P-129 | 1:200 at A0 |
| N4 Sections / Contiguous Elevations | 17-002-P-130 | 1:200 at A0 |
| N4 Sections / Contiguous Elevations | 17-002-P-131 | 1:200 at A0 |
| N4 Sections / Contiguous Elevations | 17-002-P-132 | 1:200 at A0 |
| N5 Sections | 17-002-P-133 | 1:200 at A0 |
| N5 Sections | 17-002-P-134 | 1:200 at A0 |
| N5 Sections | 17-002-P-135 | 1:200 at A0 |
| Ballyhooly Road Contextual Elevation / Cross Section | 17-002-P-136 | 1:200 at A0 |
| Ballyhooly Road Contextual Elevation/ Cross Section | 17-002-P-137 | 1:200 at A0 |
| Neighbourhood 1 – General Arrangement Plan | 17-002-P-150 | 1:500 at A1 |
| Neighbourhood 2 – General Arrangement Plan | 17-002-P-200 | 1:500 at A0 |
| | | |
| Crèche and Community Centre Ground Floor Plan | 17-002-P-201 | 1:200 at A3 |
| Creche and Community Centre Elevation & Cross Sections 1 | 17-002-P-202 | 1:200 at A3 |
| Creche and Community Centre Elevation & Cross Sections 2 | 17-002-P-203 | 1:200 at A3 |
| Creche and Community Centre Elevation & Cross Sections 3 | 17-002-P-204 | 1:200 at A3 |
| Neighbourhood 2 Centre – Retail Units & Doctors Surgery Plans | 17-002-P-205 | 1:200 at A3 |

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| Neighbourhood 2 Centre – Retail Units & Doctors Surgery Elevations | 17-002-P-206 | 1:200 at A3 |
| N2 Apartments – Ground and First Floor Plan | 17-002-P-207 | 1:200 at A3 |
| N2 Apartments – Second and Third Floor Plan | 17-002-P-208 | 1:200 at A3 |
| N2 Apartments – Elevations | 17-002-P-209 | 1:200 at A3 |
| N2 Apartments – Elevations & Section | 17-002-P-210 | 1:200 at A3 |
| | | |
| Neighbourhood 3 – General Arrangement Plan | 17-002-P-300 | 1:500 at A1 |
| Neighbourhood 4 – General Arrangement Plan | 17-002-P-400 | 1:500 at A1 |
| Neighbourhood 5 – General Arrangement Plan | 17-002-P-500 | 1:500 at A1 |
| Neighbourhood 6 – General Arrangement Plan | 17-002-P-600 | 1:500 at A1 |
| | | |
| N6 Apartments | | |
| Lower Ground Floor Plan – N6 | 17-002-P-601 | 1:200 at A1 |
| Ground Floor Plan – N6 | 17-002-P-602 | 1:200 at A1 |
| First Floor Plan – N6 | 17-002-P-603 | 1:200 at A1 |
| Second Floor Plan – N6 | 17-002-P-604 | 1:200 at A1 |
| Third Floor Plan – N6 | 17-002-P-605 | 1:200 at A1 |
| Fourth Floor Plan – N6 | 17-002-P-606 | 1:200 at A1 |
| Fifth Floor Plan – N6 | 17-002-P-607 | 1:200 at A1 |
| Roof Plan – N6 | 17-002-P-608 | 1:200 at A1 |
| N6 Apartment Elevations | 17-002-P-620 | 1:200 at A1 |
| N6 Apartment Elevations | 17-002-P-621 | 1:200 at A1 |
| N6 Apartment Elevations | 17-002-P-622 | 1:200 at A1 |
| N6 – Section 1 & 2 | 17-002-P-630 | 1:200 at A1 |
| N6 – Section 3 & 4 | 17-002-P-631 | 1:200 at A1 |
| | | |
| House Types | | |
| House Type 1 – 4 Bed – Plans / Sections | 17-002-P-701 | 1:100 at A3 |
| House Type 1 – 4 Bed – Elevations | 17-002-P-702 | 1:100 at A3 |
| House Type 3A – 3 Bed – Plans | 17-002-P-703 | 1:100 at A3 |
| House Type 3A – 3 Bed – Elevations | 17-002-P-704 | 1:100 at A3 |
| House Type 3A – 3 Bed – Elevations / Section | 17-002-P-705 | 1:100 at A3 |
| House Type 3B – 3 Bed – Plans | 17-002-P-706 | 1:100 at A3 |
| House Type 3B – 3 Bed – Elevations | 17-002-P-707 | 1:100 at A3 |
| House Type 5A – 4 Bed – Plans / Section – Chimney | 17-002-P-708 | 1:100 at A3 |
| House Type 5A – Handed – 4 Bed – Plans / Section – Chimney | 17-002-P-708A | 1:100 at A3 |
| House Type 5A - Elevations – 4 Bed – Elevations – Chimney | 17-002-P-709 | 1:100 at A3 |
| House Type 5A – Handed – 4 Bed – Elevations Chimney | 17-002-P-709A | 1:100 at A3 |
| House Type 5A – 4 Bed – Plans /Section –No Chimney | 17-002-P-710 | 1:100 at A3 |
| House Type 5A – Handed – 4 Bed – Plans / Section – No Chimney | 17-002-P-710A | 1:100 at A3 |
| House Type 5A - 4 Bed – Elevations - No Chimney | 17-002-P-711 | 1:100 at A3 |
| House Type 5A – Handed - 4 Bed – Elevations – No Chimney | 17-002-P-711A | 1:100 at A3 |
| House Type 5B – 4 Bed – Plans / Section – Chimney | 17-002-P-712 | 1:100 at A3 |

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| House Type 5B – Handed – 4 Bed – Plans / Section – Chimney | 17-002-P-712A | 1:100 at A3 |
| House Type 5B – 4 Bed – Elevations – Chimney | 17-002-P-713 | 1:100 at A3 |
| House Type 5B – Handed - 4 Bed – Elevations – Chimney | 17-002-P-713A | 1:100 at A3 |
| House Type 5B – 4 Bed – Plans / Section – No Chimney | 17-002-P-714 | 1:100 at A3 |
| House Type 5B – Handed – 4 Bed – Plans / Section – No Chimney | 17-002-P-714A | 1:100 at A3 |
| House Type 5B – 4 Bed – Elevations – No Chimney | 17-002-P-715 | 1:100 at A3 |
| House Type 5B – Handed – 4 Bed – Elevations – No Chimney | 17-002-P-715A | 1:100 at A3 |
| House Type 6A & 6B – 2 Bed – Plans and Sections | 17-002-P-716 | 1:100 at A3 |
| House Type 7A, 7B & 7C – 3 Bed – Plans and Sections | 17-002-P-717 | 1:100 at A3 |
| House Type 6A, 6B, 7A, 7B and 7C – 5 Block Mix Terrace Plans | 17-002-P-718 | 1:100 at A3 |
| House Type 6A, 6B, 7A, 7B, 7C, 7D and 7E – 5 Block Mix Terrace Elevations | 17-002-P-719 | 1:100 at A3 |
| House Type 6A, 6B, 7A, 7B and 7C – 5 Block Mix Terrace Elevations and Section | 17-002-P-720 | 1:100 at A3 |
| House Type 7D & 7E – 5 Block Mix Terrace Plans and Elevations | 17-002-P-721 | 1:100 at A3 |
| House Type 8 – 3 Bed – Plans and Section | 17-002-P-722 | 1:100 at A3 |
| House Type 8 – 3 Bed – Elevations | 17-002-P-723 | 1:100 at A3 |
| House Type 8A – 3 Bed – Plans and Section | 17-002-P-724 | 1:100 at A3 |
| House Type 8A – 3 Bed – Elevations | 17-002-P-725 | 1:100 at A3 |
| House Type 8B – 3 Bed – Plans and Section | 17-002-P-726 | 1:100 at A3 |
| House Type 8B – 3 Bed – Elevations | 17-002-P-727 | 1:100 at A3 |
| House Type 8C – 3 Bed – Plans and Section | 17-002-P-728 | 1:100 at A3 |
| House Type 8C – 3 Bed – Elevations | 17-002-P-729 | 1:100 at A3 |
| House Type 8D – 3 Bed – Plans and Section | 17-002-P-730 | 1:100 at A3 |
| House Type 8D – 3 Bed – Elevations | 17-002-P-731 | 1:100 at A3 |
| House Type 10 A-D – 5 Block Mix Terrace – Plans | 17-002-P-732 | 1:100 at A3 |
| House Type 10 A-D – 5 Block Mix Terrace – Elevations / Section | 17-002-P-733 | 1:100 at A3 |
| House Type 10 A-D – 5 Block Mix Terrace – Elevations | 17-002-P-734 | 1:100 at A3 |
| House Type 10C.1 – 3 Block Mix Terrace – Plans | 17-002-P-735 | 1:100 at A3 |
| House Type 10C.1 – 3 Block Mix Terrace – Elevations | 17-002-P-736 | 1:100 at A3 |
| House Type 10C.1 – 3 Block Mix Terrace – Elevations / Section | 17-002-P-737 | 1:100 at A3 |
| House Type 11A - 3 Bed – Plans | 17-002-P-738 | 1:100 at A3 |
| House Type 11A - 3 Bed – Elevations | 17-002-P-739 | 1:100 at A3 |
| House Type 11A - 3 Bed – Elevations and Section | 17-002-P-740 | 1:100 at A3 |
| House Type 11B - 3 Bed – Plans and Section | 17-002-P-741 | 1:100 at A3 |
| House Type 11B- 3 Bed - Elevations | 17-002-P-742 | 1:100 at A3 |
| House Type 12 - 4 Bed - Plans | 17-002-P-743 | 1:100 at A3 |

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| House Type 12 - 4 Bed - Elevations | 17-002-P-744 | 1:100 at A3 |
| House Type 14 - 4 Bed – Plans | 17-002-P-745 | 1:100 at A3 |
| House Type 14 - 4 Bed – Elevations | 17-002-P-746 | 1:100 at A3 |
| House Type 8E - 3 Bed – Plans & Section | 17-002-P-747A | 1:100 at A3 |
| House Type 8E - 3 Bed – Elevations | 17-002-P-747B | 1:100 at A3 |
| House Type 8F - 3 Bed - Plans and Section | 17-002-P-747C | 1:100 at A3 |
| House Type 8F - 3 Bed – Elevations | 17-002-P-747D | 1:100 at A3 |
| House Type 8G - 3 Bed - Plans and Section | 17-002-P-747E | 1:100 at A3 |
| House Type 8G - 3 Bed – Elevations | 17-002-P-747F | 1:100 at A3 |
| House Type 8H - 3 Bed – Plans and Section | 17-002-P-747G | 1:100 at A3 |
| House Type 8H - 3 Bed – Elevations | 17-002-P-747H | 1:100 at A3 |
| Duplex Apartments | | |
| Duplex Units – N1 – No. 67-75 – Floor Plans | 17-002-P-750 | 1:100 at A3 |
| Duplex Units – N1 – Elevations/Sections | 17-002-P-751 | 1:100 at A3 |
| 8 Unit Duplex Units – N2 – 68-75 – Ground and First Floor Plan | 17-002-P-752 | 1:100 at A3 |
| 8 Unit Duplex Units – N2 – 68-75 – Second Floor Plan and Section | 17-002-P-753 | 1:100 at A3 |
| 8 Unit Duplex Units – N2 – 68-75 – Section and Elevations | 17-002-P-754 | 1:100 at A3 |
| 12 Unit Duplex Units – N2 – 1-12 – Ground and First Floor Plan | 17-002-P-755 | 1:100 at A3 |
| 12 Unit Duplex Units – N2 – 1-12 – Second Floor Plan / Section | 17-002-P-756 | 1:100 at A3 |
| 12 Unit Duplex Units – N2 – 1-12 – Section and Elevations | 17-002-P-757 | 1:100 at A3 |
| 16 Unit Duplex – N2 – 142-156 – Floor Plans | 17-002-P-758 | 1:100 at A3 |
| 16 Unit Duplex – N2 – 142-156 – Plan and Section | 17-002-P-759 | 1:100 at A3 |
| 16 Unit Duplex – N2 – 142-156 – Elevations | 17-002-P-760 | 1:100 at A3 |
| 12 Unit Duplex – South – N5 – 81-91 – Ground and First Floor Plan | 17-002-P-761 | 1:100 at A3 |
| 12 Unit Duplex – South – N5 – 81-91 – Second Floor Plan / Section | 17-002-P-762 | 1:100 at A3 |
| 12 Unit Duplex – South – N5 – 81-91 – Elevations | 17-002-P-763 | 1:100 at A3 |
| 12 Unit Duplex – North – N5 – 69-80 – Ground and First Floor Plan | 17-002-P-764 | 1:100 at A3 |
| 12 Unit Duplex – North – N5 – 69-80 – Second Floor Plan and Section | 17-002-P-765 | 1:100 at A3 |
| 12 Unit Duplex – North – N5 – 69-80 – Elevations | 17-002-P-766 | 1:100 at A3 |
| General | | |
| Bin and Bicycle Storage | 17-002-P-800 | 1:100 at A1 |
| Bin and Bicycle Stores – Plans & Elevations | 17-002-P-801 | 1:100 at A1 |

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| Engineering Drawings | | |
| Engineering Drawings (MHL Consulting Engineers) | | |
| Drawing Title | Drawing Number | Scale |
| Autotrack Data N1 | LHD_N1AT_P01 | 1:1000 at A3 |

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|------------------------------------|--------------|--------------|
| Autotrack Data N2 | LHD_N2AT_P02 | 1:1000 at A3 |
| Autotrack Data N3 | LHD_N3AT_P01 | 1:1000 at A3 |
| Autotrack Data N4 | LHD_N4AT_P01 | 1:1000 at A3 |
| Autotrack Data N4 | LHD_N4AT_P02 | 1:1000 at A3 |
| Autotrack Data N5 | LHD_N5AT_P01 | 1:1000 at A3 |
| Autotrack Data N5 | LHD_N5AT_P02 | 1:1000 at A3 |
| Autotrack Data N6 | LHD_N6AT_P01 | 1:1000 at A3 |
| N1 Road Alignment | LHD_N1RA_P01 | 1:1000 at A3 |
| N1 Road Alignment | LHD_N1RA_P02 | 1:1000 at A3 |
| N2 Road Alignment | LHD_N2RA_P01 | 1:1000 at A3 |
| N2 Road Alignment | LHD_N2RA_P02 | 1:1000 at A3 |
| N2 Road Alignment | LHD_N2RA_P03 | 1:1000 at A3 |
| N3 Road Alignment | LHD_N3RA_P01 | 1:1000 at A3 |
| N3 Road Alignment | LHD_N3RA_P02 | 1:1000 at A3 |
| N4 Road Alignment | LHD_N4RA_P01 | 1:1000 at A3 |
| N4 Road Alignment | LHD_N4RA_P02 | 1:1000 at A3 |
| N5 Road Alignment | LHD_N5RA_P01 | 1:1000 at A3 |
| N5 Road Alignment | LHD_N5RA_P02 | 1:1000 at A3 |
| N6 Road Alignment | LHD_N6RA_P01 | 1:1000 at A3 |
| Bus Stop Overview | LHD_BSO_P01 | As Shown |
| Bus Stop Cross Section | LHD_BSO_P02 | As Shown |
| Bus Stop Details | LHD_BSO_P03 | 1:50 at A3 |
| Proposed Connectivity | LHD_PC_P01 | 1:2500 at A1 |
| Proposed Connectivity | LHD_PC_P02 | 1:500 at A1 |
| Proposed Connectivity | LHD_PC_P03 | 1:500 at A1 |
| Proposed Connectivity | LHD_PC_P04 | 1:500 at A1 |
| Proposed Connectivity | LHD_PC_P05 | 1:500 at A1 |
| Proposed Connectivity | LHD_PC_P06 | 1:500 at A1 |
| Proposed Connectivity | LHD_PC_P07 | 1:500 at A1 |
| Main Distributor Long Section | LHD_MDLS_P01 | 1:2000 at A3 |
| Main Distributor Long Section | LHD_MDLS_P02 | 1:2000 at A3 |
| Main Distributor Long Section | LHD_MDLS_P03 | 1:2000 at A3 |
| Neighbourhood 1 Long sections | LHD_N1LS_P01 | 1:2000 at A3 |
| Neighbourhood 1 Long sections | LHD_N1LS_P02 | 1:2000 at A3 |
| Neighbourhood 2 Long sections | LHD_N2LS_P01 | 1:2000 at A3 |
| Neighbourhood 2 Long sections | LHD_N2LS_P02 | 1:2000 at A3 |
| Neighbourhood 2 Long sections | LHD_N2LS_P03 | 1:2000 at A3 |
| Neighbourhood 3 Long sections | LHD_N3LS_P01 | 1:2000 at A3 |
| Neighbourhood 3 Long sections | LHD_N3LS_P02 | 1:2000 at A3 |
| Neighbourhood 4 Long sections | LHD_N4LS_P01 | 1:2000 at A3 |
| Neighbourhood 4 Long sections | LHD_N4LS_P02 | 1:2000 at A3 |
| Neighbourhood 5 Long sections | LHD_N5LS_P01 | 1:1000 at A3 |
| Neighbourhood 5 Long sections | LHD_N5LS_P02 | 1:1000 at A3 |
| Neighbourhood 6 Long sections | LHD_N6LS_P01 | 1:2000 at A3 |
| Neighbourhood 1 – Phase 1 Cut/Fill | LHD_N1P1_P01 | 1:2000 at A3 |
| Neighbourhood 2 – Phase 2 Cut/Fill | LHD_N2P2_P01 | 1:2000 at A3 |
| Neighbourhood 3 – Phase 3 Cut/Fill | LHD_N3P3_P01 | 1:2000 at A3 |
| Neighbourhood 4 – Phase 4 Cut/Fill | LHD_N4P4_P01 | 1:2000 at A3 |
| Neighbourhood 5 – Phase 5 Cut/Fill | LHD_N5P5_P01 | 1:2000 at A3 |
| Main Distributor Cut/Fill | LHD_MDCF_P01 | 1:2500 at A3 |
| Phase Overview | LHD_PO_P01 | 1:5000 at A3 |
| Proposed Stopping Sight Distances | LHD_SSD_P01 | 1:2000 at A3 |
| Proposed Stopping Sight Distances | LHD_SSD_P02 | 1:1000 at A3 |

| | | |
|------------------------------------|--------------|--------------|
| Proposed Stopping Sight Distances | LHD_SSD_P03 | 1:500 at A3 |
| Road Gradients | LHD_RG_P01 | 1:2000 at A3 |
| Drainage | | |
| Foul Overview | LHD_FO_P01 | 1:2000 at A3 |
| Storm Overview | LHD_SO_P01 | 1:2000 at A3 |
| Neighbourhood 1 – Foul | LHD_F1_P01 | 1:1000 at A3 |
| Neighbourhood 2 – Foul | LHD_F2_P01 | 1:1000 at A3 |
| Neighbourhood 2 – Foul | LHD_F2_P02 | 1:1000 at A3 |
| Neighbourhood 3 – Foul | LHD_F3_P01 | 1:1000 at A3 |
| Neighbourhood 4 – Foul | LHD_F4_P01 | 1:1000 at A3 |
| Neighbourhood 5 – Foul | LHD_F5_P01 | 1:1000 at A3 |
| Neighbourhood 5 – Foul | LHD_F5_P02 | 1:1000 at A3 |
| Neighbourhood 6 – Foul | LHD_F6_P01 | 1:1000 at A3 |
| Neighbourhood 1 – Storm | LHD_S1_P01 | 1:1000 at A3 |
| Neighbourhood 2 – Storm | LHD_S2_P01 | 1:1000 at A3 |
| Neighbourhood 2 – Storm | LHD_S2_P02 | 1:1000 at A3 |
| Neighbourhood 3 – Storm | LHD_S3_P01 | 1:1000 at A3 |
| Neighbourhood 4 – Storm | LHD_S4_P01 | 1:1000 at A3 |
| Neighbourhood 5 – Storm | LHD_S5_P01 | 1:1000 at A3 |
| Neighbourhood 5 – Storm | LHD_S5_P02 | 1:1000 at A3 |
| Neighbourhood 6 – Storm | LHD_S6_P01 | 1:1000 at A3 |
| Neighbourhood 6 – Storm | LHD_S6_P02 | 1:1000 at A3 |
| Pump Station Layout N5 | LHD_N5PS_P01 | As Shown |
| Pump Station Cross Sections 1 of 2 | LHD_PSXS_P01 | As Shown |
| Pump Station Cross Sections 2 of 2 | LHD_PSXS_P02 | As Shown |
| Pump Station Cross Sections N5 | LHD_N5XS_P01 | N.T.S. |
| Longsections – Storm | LHD_SLS_P01 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P02 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P03 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P04 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P05 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P06 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P07 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P08 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P09 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P10 | 1:2000 at A3 |
| Longsections – Storm | LHD_SLS_P11 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P01 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P02 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P03 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P04 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P05 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P06 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P07 | As Shown |
| Longsections – Foul | LHD_FLS_P08 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P09 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P10 | 1:2000 at A3 |
| Longsections – Foul | LHD_FLS_P11 | 1:2000 at A3 |
| SuDS Plan Overview | LHD_SUDS_P01 | 1:2000 at A1 |
| SuDS Plan N1 | LHD_SUDS_P02 | 1:1000 at A3 |
| SuDS Plan N2 | LHD_SUDS_P03 | 1:1000 at A3 |
| SuDS Plan N3 | LHD_SUDS_P04 | 1:1000 at A3 |

| | | |
|---|--------------|--------------|
| SuDS Plan N4 | LHD_SUDS_P05 | 1:1000 at A3 |
| SuDS Plan N5 | LHD_SUDS_P06 | 1:1000 at A3 |
| SuDS Plan N6 | LHD_SUDS_P07 | 1:1000 at A3 |
| SuDS Plan Southern Outfall | LHD_SUDS_P08 | 1:1000 at A3 |
| Ground Water Seepage | LHD_GWS_P01 | 1:2000 at A3 |
| Services – ‘Watermain’ | | |
| Proposed Watermain | LHD_PWM_P01 | 1:2000 at A1 |
| Proposed Watermain | LHD_PWM_P02 | 1:500 at A1 |
| Proposed Watermain | LHD_PWM_P03 | 1:500 at A1 |
| Proposed Watermain | LHD_PWM_P04 | 1:500 at A1 |
| Proposed Watermain | LHD_PWM_P05 | 1:500 at A1 |
| Proposed Watermain | LHD_PWM_P06 | 1:1000 at A1 |
| Proposed Watermain | LHD_PWM_P07 | 1:1000 at A1 |
| Service – ‘Public Lighting’ | | |
| Public Lighting | LHD_PL_P01 | 1:2500 at A1 |
| Public Lighting | LHD_PL_P02 | 1:500 at A1 |
| Public Lighting | LHD_PL_P03 | 1:500 at A1 |
| Public Lighting | LHD_PL_P04 | 1:500 at A1 |
| Public Lighting | LHD_PL_P05 | 1:500 at A1 |
| Public Lighting | LHD_PL_P06 | 1:1000 at A1 |
| Public Lighting | LHD_PL_P07 | 1:1000 at A1 |
| Public Lighting | LHD_PL_P08 | 1:2000 at A1 |
| Service – ESB Diversion | | |
| ESB Diversion – Overview | LHD_ESBD_P01 | As Shown |
| ESB Diversion – Details | LHD_ESBD_P02 | N.T.S. |
| ESB Diversion – Cross Sections | LHD_ESBD_P03 | As Shown |
| ESB Diversion – Cross Sections | LHD_ESBD_P04 | As Shown |
| ESB Diversion – Cross Sections | LHD_ESBD_P05 | As Shown |
| ESB Diversion – Cross Sections | LHD_ESBD_P06 | As Shown |
| Site Investigation | | |
| Site Investigation | LHD_SI_P01 | 1:2000 at A1 |
| Site Investigation – Long Sections | LHD_SILS_P01 | As Shown |
| Site Investigation – Long Sections | LHD_SILS_P02 | 1:500 at A1 |
| Site Contours | LHD_SC_P01 | 1:2500 at A1 |
| Construction Environmental Management Plan | | |
| Construction Compound Details | LHD_CCD_P01 | 1:500 at A3 |
| Stock Pile Cross Sections | LHD_SPXS_P01 | As Shown |
| Scheme Construction Details | | |
| Trench Backfill Details – Foul/Storm/Watermain | NTS | LHD_SCD_P01 |
| Footpath Details | NTS | LHD_SCD_P02 |
| Kerb Details | NTS | LHD_SCD_P03 |
| Manhole Details – Pre-Cast | NTS | LHD_SCD_P04 |
| Manhole Details – In-Situ | NTS | LHD_SCD_P05 |
| Backdrop Manhole Details | NTS | LHD_SCD_P06 |
| Typical Separation Distances | NTS | LHD_SCD_P07 |
| Infiltration Options | NTS | LHD_SCD_P08 |
| Outfall Headwall Details | NTS | LHD_SCD_P09 |

| | | |
|-----------------------------|-----|-------------|
| Typical Road Cross Sections | NTS | LHD_SCD_P10 |
| | | |

| Landscape Drawings | | |
|---|-----------------------|----------------------|
| Cunnane Stratton Reynolds – Landscape Architects | | |
| Drawing Title | Drawing Number | Drawing Scale |
| General Masterplan (North) | 17316-2-100 | 1:1000 at A0 |
| General Masterplan (South) | 17316-2-101 | 1:1000 at A1 |
| Wayleave Landscape Masterplan | 17316-2-102 | 1:500 at A0 |
| N1 Landscape Plan | 17316-2-103 | 1:500 at A0 |
| N2 Landscape Plan | 17316-2-104 | 1:500 at A0 |
| N3 Landscape Plan | 17316-2-105 | 1:500 at A0 |
| N4 Landscape Plan | 17316-2-106 | 1:500 at A0 |
| N5 Landscape Plan | 17316-2-107 | 1:200 at A0 |
| N6 Landscape Plan | 17316-2-108 | 1:500 at A0 |
| Ballyhooly Road and Irish Water Pumping Station | 17316-2-109 | 1:500 at A0 |
| Hedgerow Loss and Mitigation Planting | 17316-2-110 | A1 |
| Cross Training Area | 17316-2-111 | 1:100 at A3 |
| Boundary Treatment Plan | 17316-2-112 | 1:3000 at A1 |
| Park Sections Sheet 1 | 17316-2-201 | 1:200 at A0 |
| Park Sections Sheet 2 | 17316-2-202 | 1:200 at A0 |
| Park Sections Sheet 3 | 17316-2-203 | 1:200 at A0 |

Appendix B Letters of Consent, Letter from Fitzgerald Legal and Advisory and Letter from ESB Engineering and Major Projects Department



Comhairle Cathrach Chorcaí

Cork City Council

Property Section
Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997
City Hall,
Cork.
Fón/Tel: 021-4924258/4924259
Faics/Fax: 021-4924530

Rannóg Sealúchais,
Halla na Cathrach,
Corcaigh.

Ms. Orla O'Callaghan
CUNNANE STRATTON REYNOLDS
Copley Hall,
Cotters Street,
Cork

4th November 2019

WITHOUT PREJUDICE

Re: Consent to make a planning application affecting City Council land at Ballyhooly Road, Ballyvolane, Cork.

Dear Orla,

I refer to your proposed 10 year planning permission application for a Strategic Housing Development on behalf of Longview Estates Ltd for the development of 753 no. residential units to be constructed in a series of phases, a local centre including retail, crèche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works at Lahardane and Ballincolly, Ballyvolane, Cork.

I confirm that Cork City Council hereby consents to you making this application for planning permission to address issues affecting lands in the City Council's control / and or ownership.

This consent is being issued solely to facilitate this application for planning permission only for the above- mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:

- (i) Consideration of the said planning application by An Bord Pleanála,
- (ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

It should also be noted that any disposal of lands owned or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required. Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.

www.corkcity.ie

r-Phost/E-mail: property@corkcity.ie



We are Cork.

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the *Land and Conveyancing Law Reform Act, 2009*.

A handwritten signature in black ink, appearing to read 'S. P. Fox', written over a horizontal line.

Stephen Fox MRICS
Senior Executive Estates Officer
Corporate and External Affairs
Cork City Council

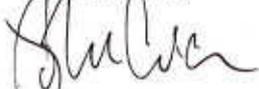
John Crean
Longview Estates Ltd
Unit 74
Penrose Wharf
Penrose Quay
Cork

18th November 2019

Re: Inclusion of Lands Owned by Crystal County SPV Ltd in the application by Longview Estates Ltd to An Bord Pleanála for housing

Crystal County SPV Ltd hereby allow Longview Estates Ltd to include their lands in the planning application to An Bord Pleanála for housing at Laherdane / Ballyvolane / Ballincolly, Co. Cork.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Crean', written in a cursive style.

John Crean

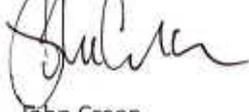
John Crean
Longview Estates Ltd
Unit 74
Penrose Wharf
Penrose Quay
Cork

18th November 2019

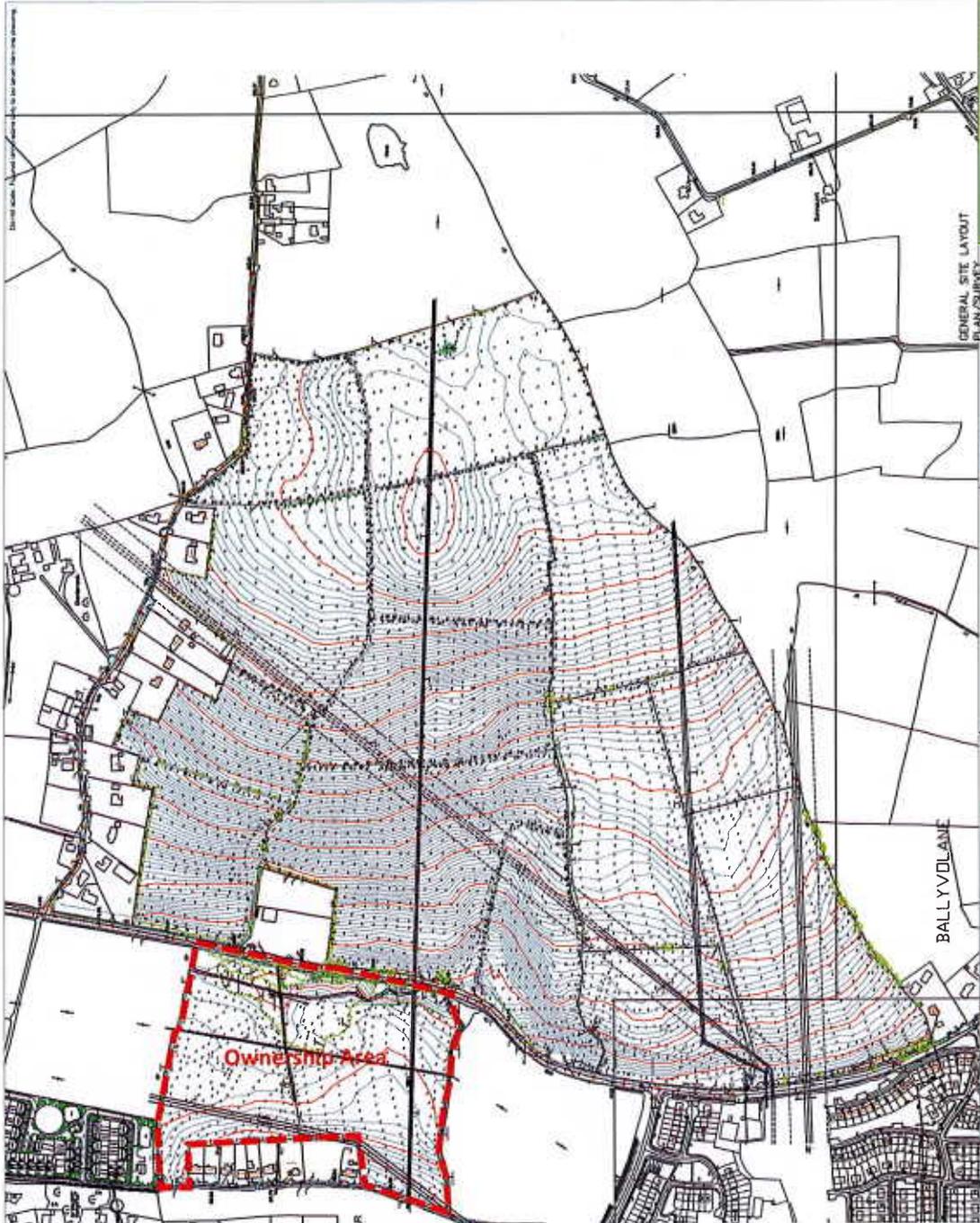
Re: Inclusion of Lands Owned by Donkey Aters SPV Ltd in the application by Longview Estates Ltd to An Bord Pleanála for housing

Donkey Aters SPV Ltd hereby allow Longview Estates Ltd to include their lands in the planning application to An Bord Pleanála for housing at Laherdane / Ballyvolane / Ballincolly, Co. Cork.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Crean', written in a cursive style.

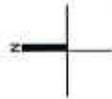
John Crean



LEGEND

These standard symbols will be found in the drawing.

- ▲ AJAJ
- BUILDING LEVELS
- ⊞ CBM-INSPECTION CHAMBER
- CP-CO-PIPE
- EBH-ELECTRICITY BOX
- ⊞ EBH-ELECTRICITY CHAMBER
- ⊞ ERE-ELECTRICITY POLE
- ⊞ FIBRE HYDRANT
- ⊞ GULLY
- ⊞ LEVEL
- ⊞ LEVEL
- ⊞ LPE-LAMP POLE
- ⊞ METER CABINET
- ⊞ MH-MANHOLE SQUARE OR CIRCULAR
- ⊞ MKR-SERVICE MARKER
- ⊞ MTE-MATURE TREE TRUNK > 0.150
- ⊞ PHL-PLUMB LEVEL
- ⊞ POLE-POLE
- ⊞ STM-STATION S.M.
- ⊞ THL-THRESHOLD LEVEL
- ⊞ TOP-TOP OF FENCE
- ⊞ TOM-TOP OF WALL
- ⊞ TPE-TELEPHONE POLE
- ⊞ TREE-TREE
- ⊞ VP-VENT PIPE
- ⊞ WAL-WIRE ANCHOR LINE
- ⊞ WWR-WATER METER
- ⊞ WVE-WATER VALVE
- BLOCKWALLS
- BOTTOM OF BANK
- BUILDINGS
- CONCRETE
- HEAVY DUTY FENCE
- HEDGE
- KERBLINE
- POST & WIRE FENCE
- ROAD EDGE
- ROOFLINES
- STONEWALLS
- TIMBER FENCE
- TOP OF BANK
- TRELINES





GENERAL SITE LAYOUT PLAN/SURVEY

Drawing No: 17-002-101A
 Date: DEC 18 1:00PM @ AS

Project: MULTI UNIT RESIDENTIAL DEVELOPMENT
 Location: BALLYVOLANE COBK

Client: LONGVIEW ESTATES LTD.
 Drawing Title: GENERAL SITE LAYOUT PLAN/SURVEY

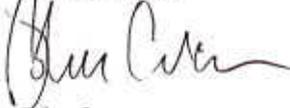
John Crean
Longview Estates Ltd
Unit 74
Penrose Wharf
Penrose Quay
Cork

18th November 2019

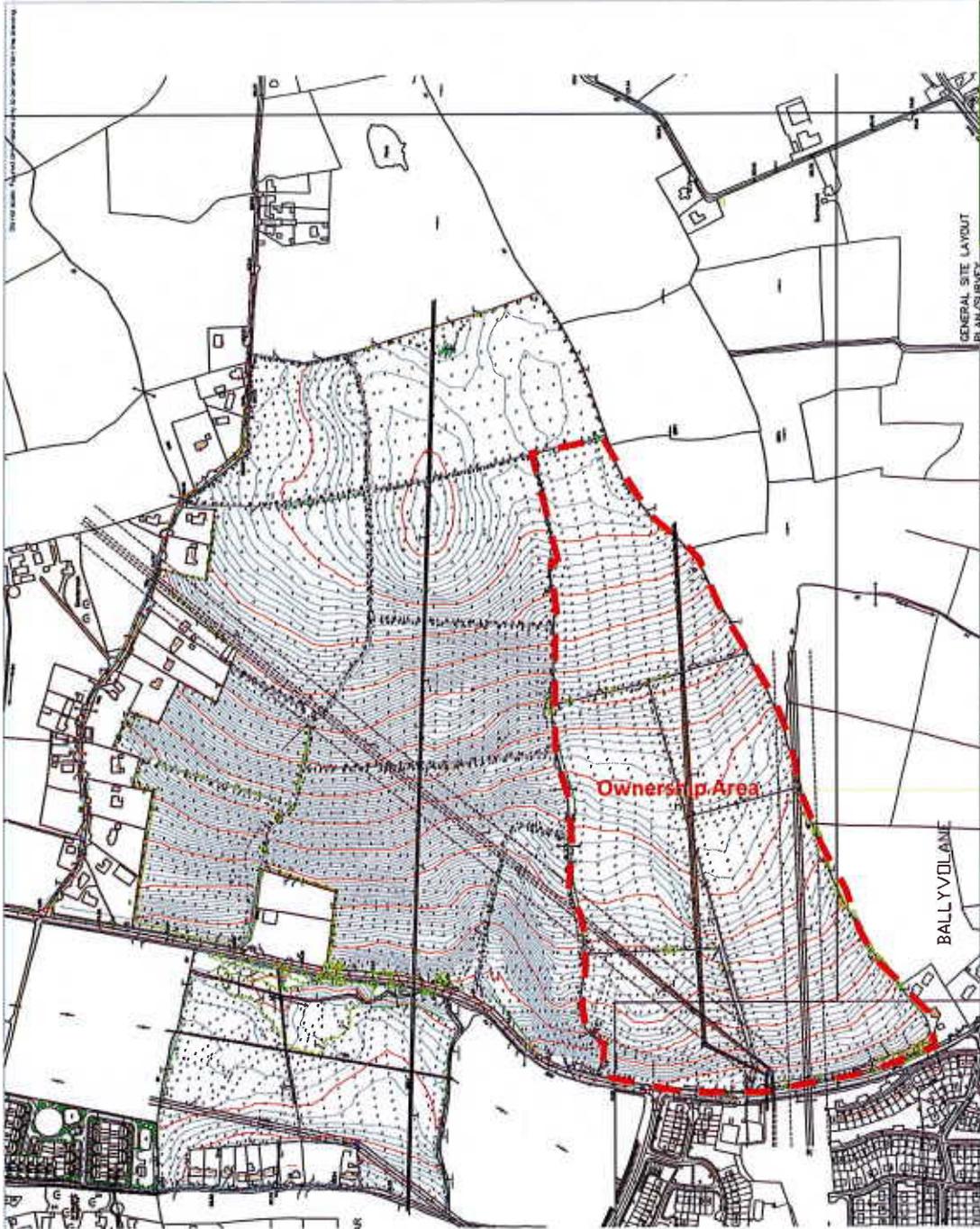
Re: Inclusion of Lands Owned by Waterrock View Ltd in the application by Longview Estates Ltd to An Bord Pleanála for housing

Waterrock View Ltd hereby allow Longview Estates Ltd to include their lands in the planning application to An Bord Pleanála for housing at Laherdane / Ballyvolane / Ballincolly, Co. Cork.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Crean', written over the typed name below.

John Crean



LEGEND

Those standard symbols not listed in the drawing.

- A-P-A-J
- BUILDING LEVELS
- ⊗ CIR-INSPECTION CHAMBER
- DN-COW-PIPE
- ER-BOX-ELECTRICITY
- ⊘ ER-BOX-ELECTRICITY CHAMBER
- ⊘ ER-ELECTRICITY POLE
- FITTING HYDRANT
- GULLY
- + LEVEL
- x LEVEL
- ⊕ LPE-LAMP POLE
- ⊕ METER CABINET
- METER-SQUARE OR CIRCULAR
- MGR-SERVICE MARKER
- ◆ MTE-NATURE TREE TRUNK > 0.150
- ◆ PHL-PLURTH LEVEL
- ⊙ POLE-POLE
- △ STN-STATION I.B.M.
- ◆ THL-THRESHOLD LEVEL
- ◆ TOP-TOP OF FENCE
- ◆ TON-TOP OF HEDGE
- ◆ TOW-TOP OF WALL
- ⊙ TRE-TELEPHONE POLE
- ⊙ TREE-TREE
- VP-VENT PIPE
- ⊕ WAL-WIRE ANCHOR LINE
- ⊕ WMR-WATER METER
- ⊕ WWR-WATER VALVE
- BLOCKWALLS
- BOTTOM OF BANK
- BUILDINGS
- CONCRETE
- HEAVY DUTY FENCE
- HEDGE
- KERBLINE
- POST & WIRE FENCE
- ROAD EDGE
- ROOFLINES
- STONEWALLS
- TIMBER FENCE
- TOP OF BANK
- TREELINES





GENERAL SITE LAYOUT PLAN/SURVEY

Drawing No: 17-003-100A
 Date: DEC 18 1:00:00 AM '18

Project: MULTI UNIT RESIDENTIAL DEVELOPMENT
 Location: BALLYVOLUME CODE

Client: LONVIEW ESTATES LTD.
 Drawing: GENERAL SITE LAYOUT PLAN/SURVEY

Drawn by: [Name] Checked by: [Name] Approved by: [Name]
 Date: [Date] Scale: [Scale] Sheet: [Sheet]

The Secretary
Longview Estates Ltd.
Unit 74,
Penrose Wharf,
Cork

Philip O'Leary
Seán O'Riordan
Sinéad McNamara
David Swinburne*

Patricia Hynes
Annette Sheehan
Melanie Evans
Breda Sheahan
Emma Golden
Helene O'Donovan
Rory Dunne

Noel Doherty
Shane McCarthy
Consultants

Our ref: SMcN/NC/TEM111014

Date: 13 November 2019

Re: *Lands at Laherdane, Ballyvolane, Co. Cork*
Folio No. 12755F Co. Cork (Part)

Dear Sirs,

We confirm that Crystal County SPV Ltd. acquired part of the lands comprised in Folio 12755F Co. Cork by virtue of a Deed of Transfer dated the 27th day of August 2018 between James Horgan of the One Part and Crystal County SPV Ltd. of the Other Part (the "Deed of Transfer"). The application of Crystal County SPV Ltd. for registration was lodged in the Property Registration Authority on the 28th of August 2018 and is still pending under Dealing No. D2018LR123317C. The Application status is "mapped". Accordingly, while Folio 12755F Co. Cork still shows James Horgan as the registered owner, ownership of the property comprised in the Deed of Transfer transferred to Crystal County SPV Ltd. on the 27th August 2018. Having regard to the fact that the registration application status is "Mapped" we would expect the registration of Crystal County SPV Ltd. as full owner of the property comprised in the Deed of Transfer to be finalised shortly.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,


SINEAD MCNAMARA
FITZGERALD LEGAL & ADVISORY

E-mail: sineadmnamara@fitzsols.com
E-mail: noracollins@fitzsols.com

Please reply by e-mail where possible.



Energy for
generations

esb.ie

Innealtóireacht agus Mórthionscadail,
6 Ascaill an Gheata Thoir, An tOileán Beag,
Co. Chorcaí, T45 YW71, Éire
Fón +353 (0) 21 497 6300

Engineering and Major Projects,
6 Eastgate Avenue, Little Island,
Co. Cork, T45 YW71, Ireland
Phone +353 (0) 21 497 6300

Longview Estates Ltd
Unit 74,
Penrose Wharf,
Penrose Quay,
Cork.
T12 HF51

Our Ref: PE407-F072-1-9814

Proposed Housing Development at Lahardane, Ballyvolane, Cork in spans 12-15 of Kilbarry-Knockraha No. 1 110kV Line.

Dear Mr. Crean,

We have reviewed the proposed development within spans 12-15 of the Kilbarry-Knockraha No. 1 110kV Line.

Based on drawing number 17-002-P-105, we have no objection with the proposed development. Buildings will not be constructed 25m either side of the centre wire of the 110kV line. In addition, works adjacent to poles as per drawing numbers LHD-ESBR-D01 & LHD-ESBR-D02 must be strictly adhered to ensure safety of the 110kV pole.

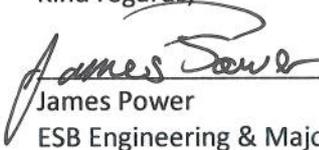
Access to the 110kV poles throughout the development must always be maintained, including when the development is complete. This access is required in the event of a fault and for maintenance purposes of the 110kV line.

Prior to any works taking place on site, can you please contact me to agree safe working procedures.

Please note that the above clearances are site specific and must not be used at any other location.

If you have any further queries, please don't hesitate to contact me.

Kind regards,


James Power
ESB Engineering & Major Projects

Appendix C Fitzgerald Legal and Advisory Letter and Letters to Registered Owners of Wayleaves to the North of the Site

The Secretary
Longview Estates Ltd.
Unit 74,
Penrose Wharf,
Cork

Philip O'Leary
Seán O'Riordan
Sinéad McNamara
David Swinburne*

Patricia Hynes
Annette Sheehan
Melanie Evans
Breda Sheahan
Emma Golden
Helene O'Donovan
Rory Dunne

Our ref: SMcN/NC/TEM111014

Date: 13 November 2019

Re: ***Lands at Laherdane, Ballyvolane, Co. Cork
Folio No. 39713 Co. Cork***

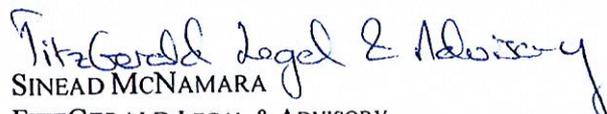
Noel Doherty
Shane McCarthy
Consultants

Dear Sirs,

We note that two houses to the north of your property comprised in Folio 39713 Co. Cork have Wayleaves for percolation areas over part of your property. We note that you have identified the Wayleaves on the Planning Application documentation to be submitted to An Bord Pleanala in order to comply with the Planning Regulations.

We understand that you have confirmed to the registered owners of the Wayleaves that the Wayleaves will not be affected by any development works carried out consequent on a successful Planning Application. We further understand that you have confirmed to the registered owners of the Wayleaves that they will be afforded the opportunity to connect to the proposed foul network proposed for the area following its construction. We note that copies of the correspondence in this regard with the registered owners of the Wayleaves have been included with the documentation to be submitted to An Bord Pleanala.

Yours faithfully,


SINEAD MCNAMARA
FITZGERALD LEGAL & ADVISORY

E-mail: sineadmcnamara@fitsols.com
E-mail: noracollins@fitsols.com

Please reply by e-mail where possible.

John Foley & Deirdre Foley
Laherdane
Whites Cross
Co. Cork

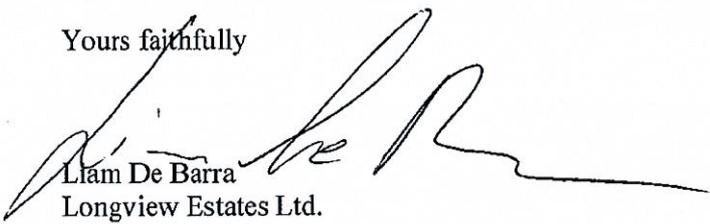
Re: Lands at Laherdane, Whites Cross, Co. Cork

Dear John & Deirdre,

As you are aware, Longview Estates Ltd. is the registered owner of the lands comprised in Folio CK39713 and we intend to make a planning application to An Bord Pleanála in the coming weeks. We are aware that a Wayleave in your favour is registered over part of our lands. We confirm that our proposed development of the lands will not affect your Wayleave. However, notwithstanding this fact, we wish to advise that we will be offering all our neighbours, including you, the opportunity to connect into the waste water and potable water network on our lands once these networks are in place.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully



Liam De Barra
Longview Estates Ltd.

Kieran Moynihan & Kay Moynihan
Laherdane
Whites Cross
Co. Cork

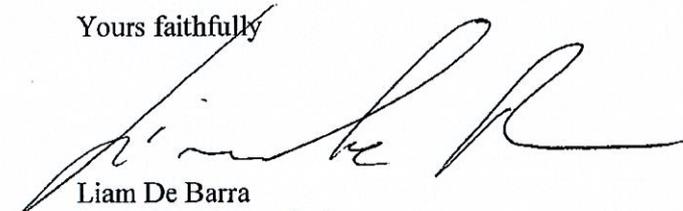
Re: Lands at Laherdane, Whites Cross, Co. Cork

Dear Liam & Kay,

As you are aware, Longview Estates Ltd. is the registered owner of the lands comprised in Folio CK39713 and we intend to make a planning application to An Bord Pleanála in the coming weeks. We are aware that a Wayleave in your favour is registered over part of our lands. We confirm that our proposed development of the lands will not affect your Wayleave. However, notwithstanding this fact, we wish to advise that we will be offering all our neighbours, including you, the opportunity to connect into the waste water and potable water network on our lands once these networks are in place.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully



Liam De Barra
Longview Estates Ltd.

Appendix D Correspondence from Prescribed Bodies confirming preference for receipt of planning application documentation

Orla O'Callaghan

From: Kieran O'Regan <koregan@water.ie>
Sent: 12 September 2019 11:39
To: Orla O'Callaghan
Cc: Spatial Planning
Subject: RE: SHD Application - Ballyvolane, Cork

Morning Orla,

We accept any format for applications but preference would be to receive these in CD format with a cover letter if email is not possible.

Kind regards,

Kieran

Kieran O'Regan *B.A, MPlan*
Asset Management

Uisce Éireann

Teach na hAbhann Móire, Páirc Ghnó Mhala, Mala, Contae Chorcaí, Éire
Irish Water
Blackwater House, Mallow Business Park, Mallow, County Cork, Ireland

P: +353 22 52285
E: koregan@water.ie
www.water.ie

From: Orla O'Callaghan [<mailto:oocallaghan@csrlandplan.ie>]
Sent: 12 September 2019 11:17
To: Spatial Planning
Subject: FW: SHD Application - Ballyvolane, Cork

Good Afternoon,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including Irish Water. Can you advise if Irish Water require a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan *BA Hons MPLAN*
Senior Planner

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN
Dublin, Cork & Galway

Orla O'Callaghan

From: Manager DAU <Manager.DAU@chg.gov.ie>
Sent: 12 September 2019 12:05
To: Orla O'Callaghan
Subject: RE: SHD Application - Ballyvolane, Cork

Hi Orla,

The Department will require both a hard copy and soft copy (USB or CD). Please send both to the address below.

Connor Rooney
Executive Officer

—

An Roinn Cultúir, Oidhreachta agus Gaeltachta
Department of Culture, Heritage and the Gaeltacht

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

—

T +353 (0)53 911 7464
manager.dau@chg.gov.ie
www.chg.gov.ie

—

From: Orla O'Callaghan [<mailto:oorcallaghan@csrlandplan.ie>]
Sent: 12 September 2019 11:25
To: Ministers Office
Subject: FW: SHD Application - Ballyvolane, Cork

Good Afternoon,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs. Can you advise if The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs requires a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN

Senior Planner

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Dublin, Cork & Galway

Copley Hall, Cotters Street, Cork

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✉ oocallaghan@csrlandplan.ie



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Orla O'Callaghan

From: Alison Harvey <aharvey@heritagecouncil.ie>
Sent: 01 November 2019 09:54
To: Orla O'Callaghan
Subject: RE: SHD Application - Ballyvolane, Cork

Hi Orla
Electronic copy would be fine. Many thanks
Alison

Ali Harvey MIPI

The Heritage Council
Church Lane
Kilkenny

M. 087 419 3458
www.heritagecouncil.ie



<https://www.heritagecouncil.ie/projects/town-centre-health-check-training-programme>



From: Orla O'Callaghan <oocallaghan@csrlandplan.ie>
Sent: 01 November 2019 09:49
To: Alison Harvey <aharvey@heritagecouncil.ie>
Subject: FW: SHD Application - Ballyvolane, Cork

Hi Alison,

Following up on my email below, can you confirm if an electronic copy of the planning application would be sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
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From: Orla O'Callaghan
Sent: 12 September 2019 11:08
To: aharvey@heritagecouncil.ie
Subject: SHD Application - Ballyvolane, Cork

Hi Alison,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including The Heritage Council. Can you advise if The Heritage Council require a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
Senior Planner

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Dublin, Cork & Galway

Copley Hall, Cotters Street, Cork

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✉ oocallaghan@csrlandplan.ie



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Orla O'Callaghan

From: Ian Lumley <heritage@antaisce.org>
Sent: 12 September 2019 17:49
To: Orla O'Callaghan
Cc: Ian Lumley
Subject: SHD Application - Ballyvolane, Cork

Orla,

electronic copy of the application is sufficient in disc with cover letter

however if you could possibly include just a hard copy just of the traffic assessment on sustainable transport this would be good

Thanks

Ian Lumley

On Thu, 12 Sep 2019 at 11:12, Orla O'Callaghan <oocallaghan@csrlandplan.ie> wrote:

Good Afternoon,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including An Taisce. Can you advise if An Taisce require a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan *BA Hons MPLAN*

Senior Planner

CUNNANE STRATTON REYNOLDS

LAND PLANNING & DESIGN

Dublin, Cork & Galway

Copley Hall, Cotters Street, Cork



021 4969224



021 4969012



ooconnor@csrlandplan.ie



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--
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The Tailors' Hall, Back Lane, Dublin 8, Ireland
Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

Orla O'Callaghan

From: CIE Group Property <Property.Dept@cie.ie>
Sent: 12 September 2019 12:17
To: Orla O'Callaghan
Subject: RE: SHD Application - Ballyvolane, Cork

Yes thank you Orla
Sinead

From: Orla O'Callaghan [mailto:oocallaghan@csrlandplan.ie]
Sent: 12 September 2019 12:09
To: CIE Group Property <Property.Dept@cie.ie>
Subject: RE: SHD Application - Ballyvolane, Cork

Thanks Sinead,

The planning application pack will be too large to email unfortunately. Would an electronic copy in the post be sufficient?

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
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Dublin, Cork & Galway



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From: CIE Group Property [mailto:Property.Dept@cie.ie]
Sent: 12 September 2019 12:07
To: Orla O'Callaghan <oocallaghan@csrlandplan.ie>
Subject: RE: SHD Application - Ballyvolane, Cork

Thank you for your email Orla.
If you could please send a soft copy to property@cie.ie
Many thanks
Sinead

From: Orla O'Callaghan [mailto:oocallaghan@csrlandplan.ie]
Sent: 12 September 2019 11:27
To: CIE Group Property <Property.Dept@cie.ie>
Subject: FW: SHD Application - Ballyvolane, Cork

Good Afternoon,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including C oras Iompair Eireann. Can you advise if The C oras Iompair Eireann require a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
Senior Planner

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LAND PLANNING & DESIGN
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Copley Hall, Cotters Street, Cork

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Orla O'Callaghan

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: 12 September 2019 11:25
To: Orla O'Callaghan
Subject: RE: SHD Application - Ballyvolane, Cork

Hi Orla,

An electronic copy of the application is perfectly sufficient.

Thanks,
Marie
Land Use Planning

From: Orla O'Callaghan <oocallaghan@csrlandplan.ie>
Sent: Thursday 12 September 2019 11:15
To: Landuse Planning <LandUsePlanning@tii.ie>
Subject: FW: SHD Application - Ballyvolane, Cork

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Good Afternoon,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including TII. Can you advise if TII require a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
Senior Planner

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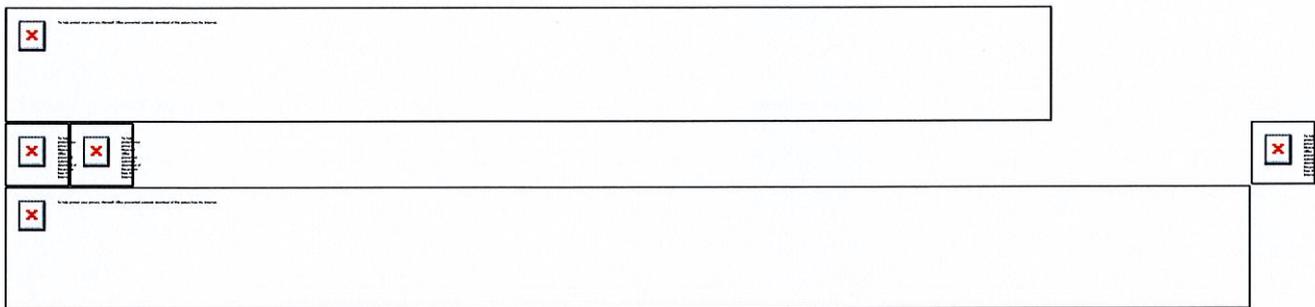
Orla O'Callaghan

From: <Info@nationaltransport.ie> <info@nationaltransport.ie>
Sent: 15 November 2019 12:39
To: Orla O'Callaghan
Subject: RE: FW: SHD Application - Ballyvolane, Cork NTA:0000015600000191

Orla

The NTA will accept a soft copy of the SHD material, either on a CD or a USB drive. A single soft copy would suffice. Please address details to Michael MacAree At National Transport Authority, Dún Scéine, Iveagh Court, Harcourt Lane, Dublin 2.

Kind Regards
Strategic Planning Section



Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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Orla O'Callaghan

From: customercare <customercare@cru.ie>
Sent: 14 November 2019 13:00
To: Orla O'Callaghan
Subject: RE: FW: SHD Application - Ballyvolane, Cork CRM:0008860

Hi Orla,

You can send it to:

FAO Licensing Department
Commission for Regulation of Utilities
The Exchange
Belgard Square North,
Tallaght
Dublin 24

Kind Regards,

Ken Waters

Customer Care Team

Commission for Regulation of Utilities

----- Original Message -----

From: Orla O Callaghan;
Received: Thu Nov 14 2019 12:50:43 GMT+0000 (Greenwich Mean Time)
To: Customer Care Queue;
Subject: RE: FW: SHD Application - Ballyvolane, Cork CRM:0008860

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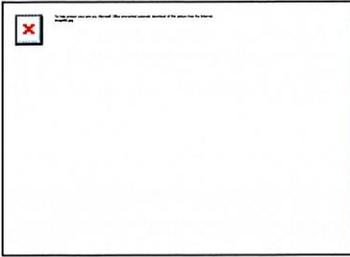
Thanks Ken,

As it will be a CD or USB what postal address should I send it to?

Thanks

Kind Regards,

Orla O'Callaghan *BA Hons MPLAN*
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Dublin, Cork & Galway



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From: customercare [mailto:customercare@cru.ie]
Sent: 14 November 2019 12:42
To: Orla O'Callaghan <oocallaghan@csrlandplan.ie>
Subject: RE: FW: SHD Application - Ballyvolane, Cork CRM:0008860

Dear Ms O Callaghan,

Thank you for contacting the Commission for Regulation of Utilities.

My apologies for the delay in responding to your query as I had to check this with the relevant department.

Yes, an electronic/soft copy will be sufficient but can you send it to: licensing@cru.ie

Kind Regards,

Ken Waters
Customer Care Team
Commission for Regulation of Utilities

----- Original Message -----

From: Orla O Callaghan;
Received: Wed Nov 13 2019 13:34:13 GMT+0000 (Greenwich Mean Time)
To: Customer Care Queue;
Subject: FW: SHD Application - Ballyvolane, Cork

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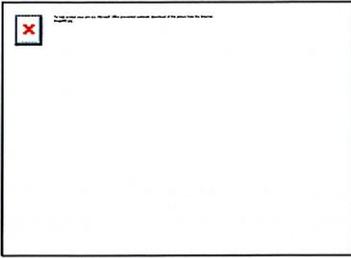
Good Afternoon,

Following up on my emails below, can you please confirm if an electronic copy of the planning application would be sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
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Dublin, Cork & Galway



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From: Orla O'Callaghan
Sent: 01 November 2019 09:52
To: 'customercare@cru.ie' <customercare@cru.ie>
Subject: FW: SHD Application - Ballyvolane, Cork

Good morning,

Following up on my email below, can you please confirm if an electronic copy of the planning application would be sufficient?

Thanks

Kind Regards,

Orla O'Callaghan *BA Hons MPLAN*
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Dublin, Cork & Galway



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From: Orla O'Callaghan
Sent: 12 September 2019 12:33
To: customercare@cru.ie
Subject: FW: SHD Application - Ballyvolane, Cork

Good Afternoon,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including The Commission for Energy Regulation. Can you advise if The Commission for Energy Regulation requires a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
Senior Planner

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Dublin, Cork & Galway

Copley Hall, Cotters Street, Cork

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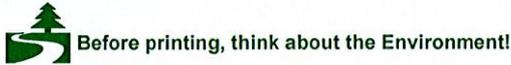
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Orla O'Callaghan

From: Planning <planning@iaa.ie>
Sent: 12 September 2019 13:51
To: Orla O'Callaghan
Subject: RE: SHD Application - Ballyvolane, Cork

Hi Orla

Please can you send an electronic copy.

Thanks

Kind Regards

Audrey

From: Orla O'Callaghan <oocallaghan@csrlandplan.ie>
Sent: 12 September 2019 11:14
To: Planning <planning@iaa.ie>
Subject: FW: SHD Application - Ballyvolane, Cork

Good Afternoon,

We are preparing a Strategic Housing Development application for lands at Ballyvolane, Cork and intend to lodge the application in the coming weeks.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017 and section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant is required to provide a copy of the application in printed and electronic form to a number of prescribed bodies including the Irish Aviation Authority. Can you advise if the Irish Aviation Authority require a hard and soft copy or if an electronic copy of the application is sufficient?

Thanks

Kind Regards,

Orla O'Callaghan BA Hons MPLAN
Senior Planner

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LAND PLANNING & DESIGN
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Orla O'Callaghan

From: Janet Dennehy <janet@corkcitychildcare.ie>
Sent: 04 November 2019 16:16
To: Orla O'Callaghan
Subject: RE: Ballyvolane Residential Development

Hello Orla,

I hope this email finds you well. I can confirm that the electronic copy is sufficient.

Kind regards,
Janet.

From: Orla O'Callaghan <oocallaghan@csrlandplan.ie>
Sent: 01 November 2019 09:48
To: Janet Dennehy <janet@corkcitychildcare.ie>
Subject: FW: Ballyvolane Residential Development

Hi Janet,

Can you confirm if electronic copy of the planning application is sufficient?

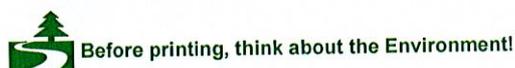
Thanks

Kind Regards,

Orla O'Callaghan *BA Hons MPLAN*
CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN
Dublin, Cork & Galway



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From: Orla O'Callaghan
Sent: 12 September 2019 11:02
To: Janet Dennehy <janet@corkcitychildcare.ie>
Subject: FW: Ballyvolane Residential Development

Hi Janet,

Following up on my email below, just a query regarding when we submit the planning application to the Board.
The Board have asked that we send a copy of the application to the local childcare committee (yourselves).
Would you require a hardcopy of the planning application in addition to an electronic copy?

Thanks

Appendix E EIA Portal Confirmation

Orla O'Callaghan

From: EIAportal <EIAportal@housing.gov.ie>
Sent: 12 December 2019 10:13
To: Orla O'Callaghan
Subject: EIA Portal Confirmation Notice Portal ID 2019216 Longview Estates Ltd

A Chara,

An EIA Portal notification was received on 11/12/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 12/12/2019 under EIA Portal ID number **2019216** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2019216

Competent Authority: An Bord Pleanála

Applicant Name: Longview Estates Ltd

Location: Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City

Description: SHD including 753 residential units to be constructed in a series of phases, a local centre including retail, a creche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works

Linear Development: no

Date Uploaded to Portal: 12/12/2019

Kind Regards

Morgan

Morgan O Reilly

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been swept by anti-virus software for the presence of computer viruses.

Appendix F Letter from ESB Networks



**John Crean
Longview Estates Ltd,
Unit 74,
Penrose Wharf,
Penrose Quay,
Cork.
T23 HF51**

06 November 2019

Ref: Proposed development at townland Ballincolly & Lahardane
Our Ref: Proposed line diversion on Kilbarry-Flaxfort-Mayfield 38kV line

Dear John,

Thank you for your application for an alteration to our network at the above location. Based upon information provided (drawing no.LHD-ESBD-PO1) by you to Electricity Supply Board Networks (ESBN) will agree to carry out the requested changes to the distribution network, see attached map of proposed line diversion on Kilbarry-Flaxfort-Mayfield 38kV line and drawing of lattice steel mast type 54D 12 metre subject to acceptance of Terms and conditions.

I have met with Mr John Crean at the proposed development and we have discussed the safety issues arising from the proximity of the 38Kv overhead electricity line to the proposed development.

ESBN has no problem in altering the overhead line to facilitate the construction of the development and John has agreed to cooperate fully with the ESB to achieve this.

The ESB does not have an issue with work commencing on site prior to the 38kV line being altered once the precautions outlined in the Code of Practice for Avoiding Danger from Overhead Electricity are implemented on site.

I will be working closely with John and his contractor on an ongoing basis.

If you require further information or if I can be of assistance in any way regarding this matter, please do not hesitate in contacting me.

Yours Sincerely

Pat Harrington
Design Office 38KV Dept
Network Project South
Sarsfield Road
Wilton
Cork
Ext 54205 DDI 021- 4844205
Mob.087-2792843

X,Y: 169786, 75377

PROPOSED
END MAST
TYPE 54D
(12M)

PROPOSED
END MAST
TYPE 54D
(12M)

17

18

19

20

21

22

PROPOSED CABLE ROUTE

630 AL XLPE
3X110MM HDPE + 2
1105 M

11

12

13

14

LEGEND

-  Proposed Lattice steel masts
-  Proposed underground cable route line
-  Existing 38kV Overhead line
-  Retire overhead line + poles & polesets

To be read with the attached structure drawing



SCALE: 1:2500

MAP NUMBER:6338-A

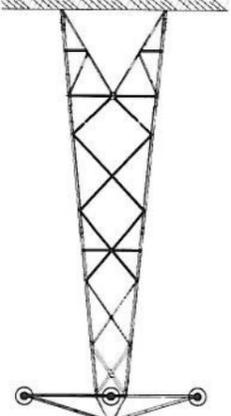
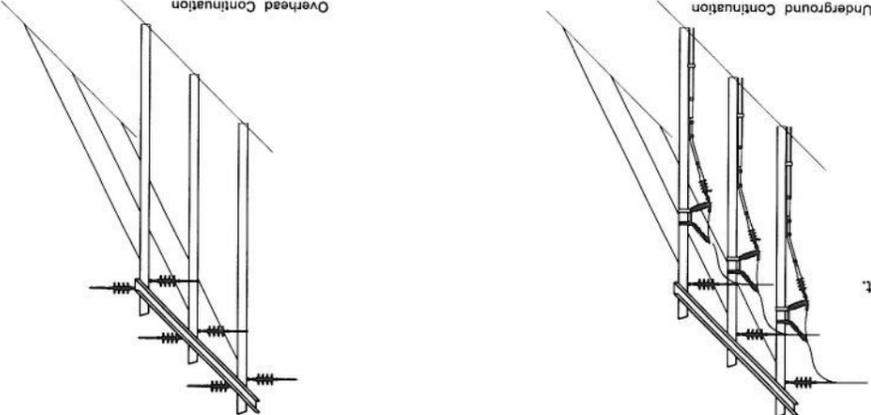
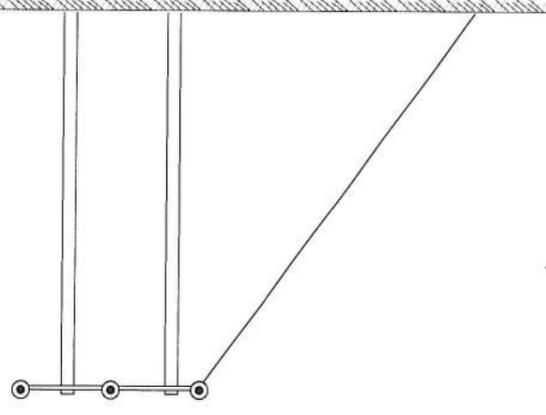
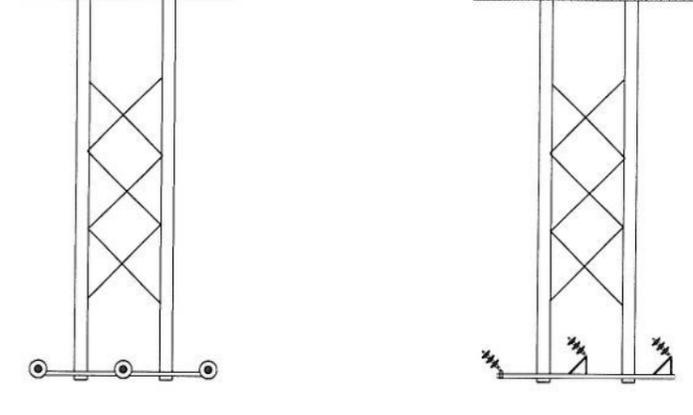
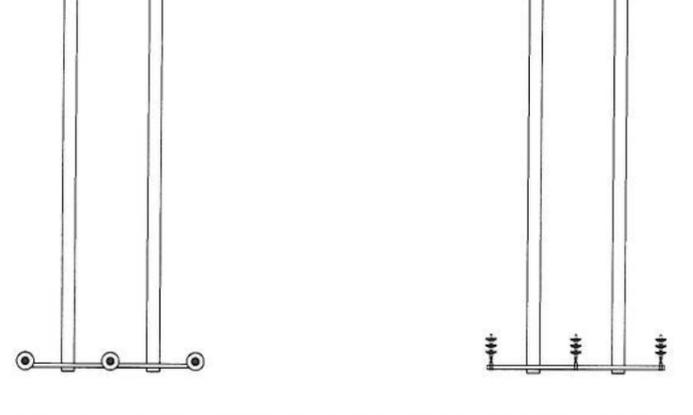
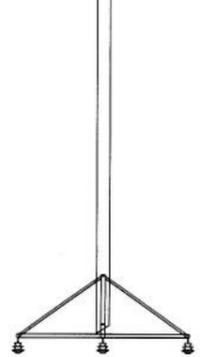
TOWNLAND:Ballincolly & Lahardane
COUNTY:Cork

Project name:Proposed line diversion on
Kilbarry-Flaxfort-Mayfield 38kV line

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X,Y: 168766, 74665

Note:structure symbols are not to scale

| | | | | | |
|---|---|--|---|--|---|
| <p>FOR SCALED 1:100 DRAWINGS, SEE SHS 002-007</p>  <p>Type "F" Lattice steel mast Structure. Base buried depth 2.3m. in concrete. Maximum conductor height overground 9, 12 or 15m. Corresponding base footprint 2.4, 2.8, or 3.2m. Mast apex can be up to 1m over conductor height depending on manufacture. 4m crossarm with horizontal insulator chain holding conductors 2m apart. Bracing shown may change depending on manufacture. Can be used as an End mast to terminate a line, or used as an Angle mast to allow up to a 60deg. deviation in the line.</p> | <p>Type "E" Three-Pole Structure Three wood poles, 2m apart with a 4m steel crossarm holding conductors horizontally 2m apart. Insulator chain is horizontal. Pole lengths from 12m to 16m incl. buried depth 2.3m. Maximum conductor height overground 13.4m Three staywires, (one on each pole) extend from pole tops at 45deg.</p>  <p>Underground Continuation Overhead Continuation</p> | <p>Type "D" Heavy Angle Portal Structure Two wood poles, 2.5m apart with a 4m steel crossarm holding conductors horizontally 2m apart. Insulator chain is horizontal. Pole lengths from 12m to 16m incl. buried depth 2.3m. Maximum conductor height overground 13.6m. Line can deviate by 60deg. with two staywires extending from the crossarm at 45deg.</p>  | <p>Type "C" Light Angle Suspension & Light Angle Strain Structures Two wood poles, 2m apart with a 4m steel crossarm holding conductors horizontally 2m apart. Insulator chain may be in suspension or horizontal. Pole lengths from 12m to 16m incl. buried depth 2.3m. Maximum conductor height overground 13.2m. Line can deviate by 20deg. with up to 3 sets of cross bracings.</p>  | <p>Type "B" Portal Suspension & Portal Strain Structures Two wood poles, 2m apart with a 4m steel crossarm holding conductors horizontally 2m apart. Insulator chain may be vertical or horizontal. Pole lengths from 12m to 20m incl. buried depth 2.3m. Maximum conductor height overground 17.2m. Poles can also be 3m apart with a 6m steel crossarm holding conductors horizontally 3m apart.</p>  | <p>Type "A" Single Pole Intermediate Structure Single wood pole with 4m steel crossarm holding conductors horizontally 2m apart. Pole lengths from 12m to 16m incl. buried depth 2.3m. Maximum conductor height overground 14.1m.</p>  |
|---|---|--|---|--|---|

Rev 0
 1 STRUCTURE TYPE "F" ADDED
 0 IMPORTED FROM ESB NETWORKS AT REV 0
 Revision Description
 Purpose of issue - Preliminary unless indicated
 Tender Client Approval Construction As-built Revised



ESB International
 ESB Engineering & Facility Management Ltd
 Stephen Court, 18/21 St Stephen's Green, Dublin 2, Ireland
 Telephone +353-1-703 8000 Fax +353-1-661-5359
 www.esb.ie
 Registered Office as above
 Registered in Ireland No. 155249

Client
 Project
 Contract

GENERIC LINES DOCUMENTS
 N/A

Production Unit
 High Voltage Engineering

Drawing Title
 38KV LINES /PLANNING APPLICATION
 OUTLINE OF TYPICAL STRUCTURES
 SINGLE PHASE RACCOON & MULBERRY CONDUCTORS

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| | | | |
|------------|------------------------|---------------|------------|
| Drawn | Produced | Verified | Approved |
| E.B.L. | E.Lowlor | J.Eustoce | P.F.M.N.S. |
| Client Ref | Drawing Number | | No. of Shs |
| TC205748 | PG567-D020-213-001-001 | | 10 |
| | | Size | Scale |
| | | A3 | N/A |
| | | Approved date | 29/08/08 |

SHEET REV

Networks Ducting/Cabling (Minimum Standards)

Note 1 : ESB Networks reserves the right not to accept ducting which does not conform to these standards and dimensions

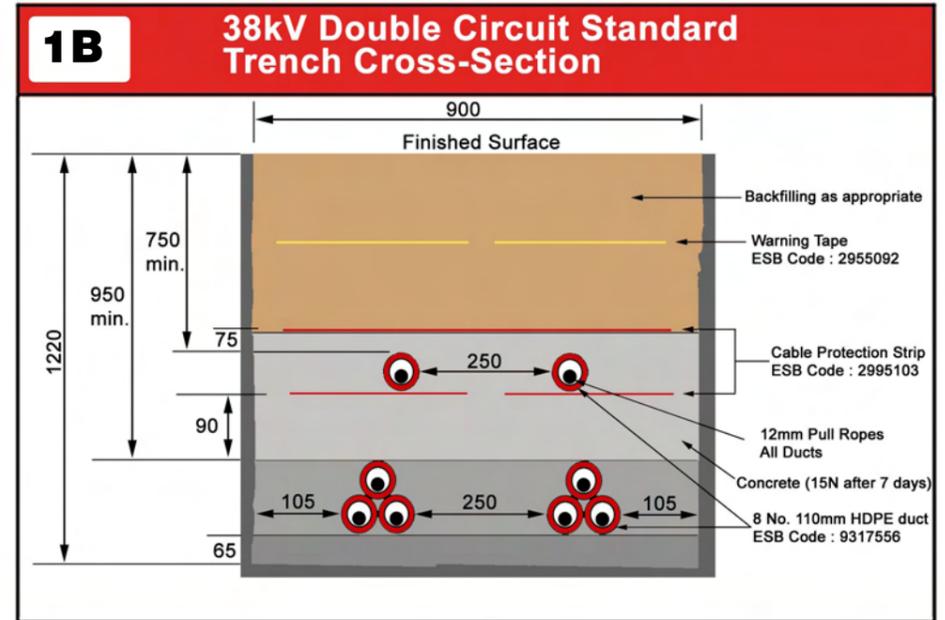
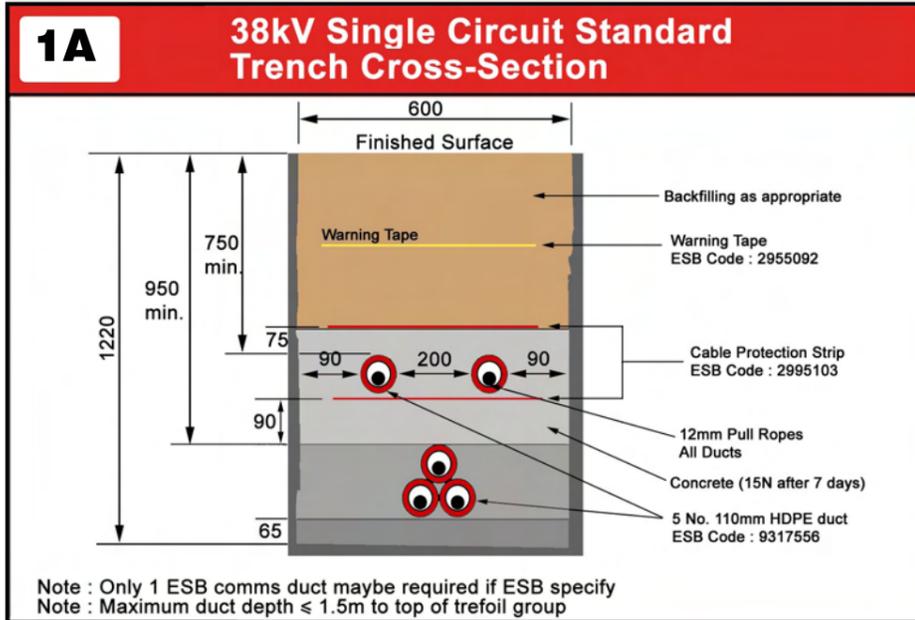
Note 2 : Refer to ESB Networks for Specific job Specification. These instructions do not apply to LV/MV/110kV/220kV cable

Note 3 : All materials (ducts, marker tapes/strips, duct surrounds, mandrels and brushes) must be ESB approved materials

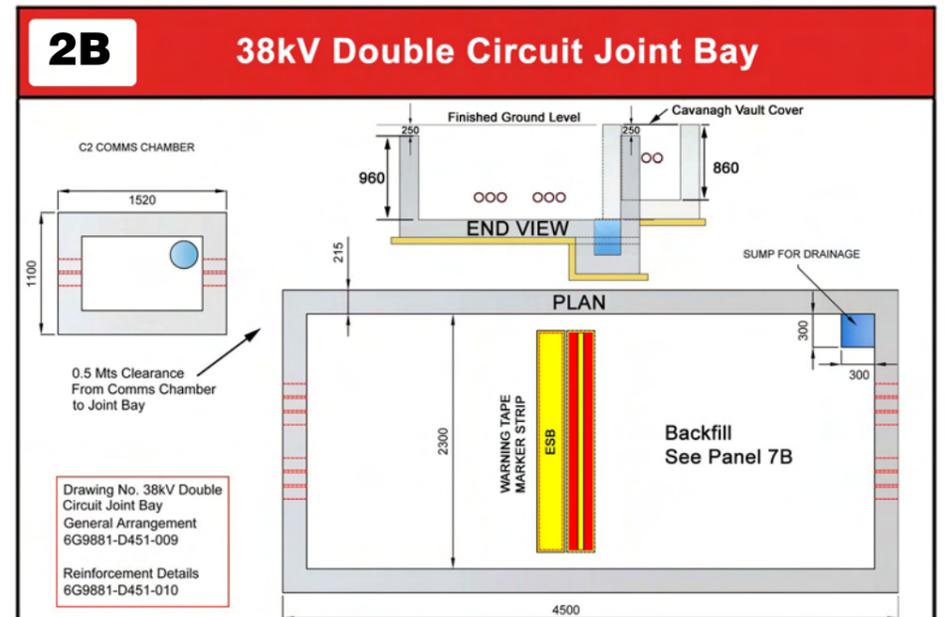
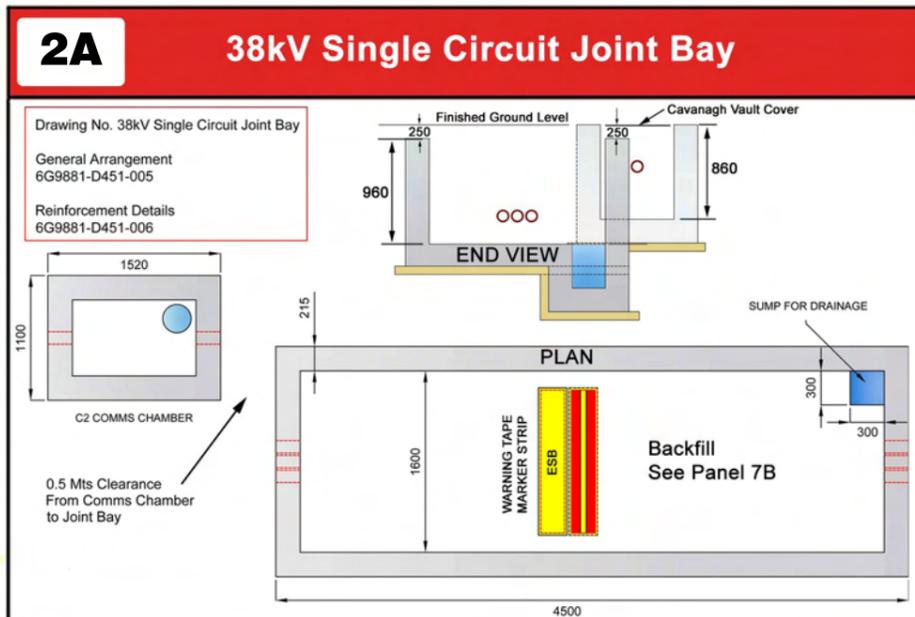
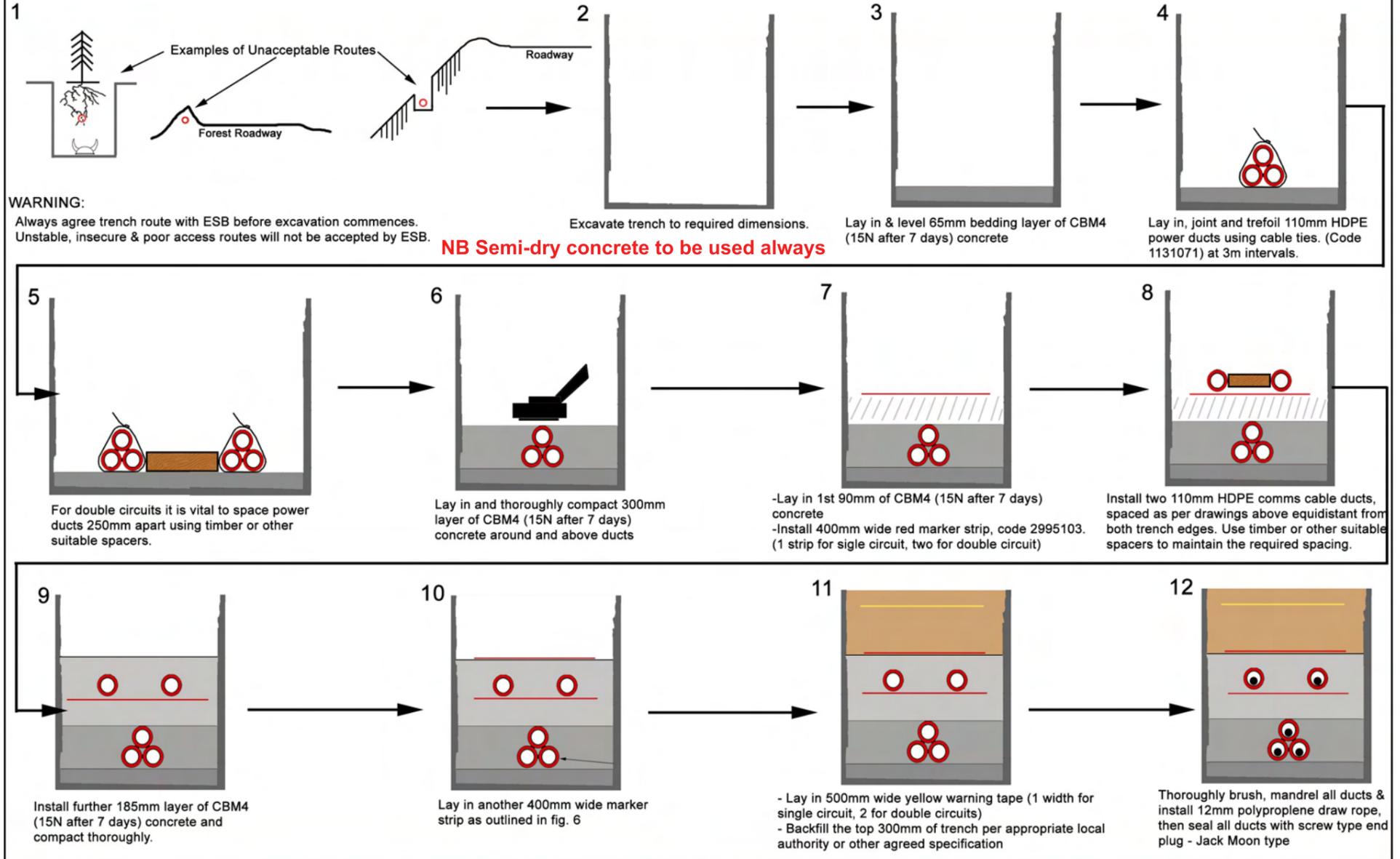


Rev 0: Date 08-09

Approved:



1C Trench Installation Sequence



Networks Ducting/Cabling (Minimum Standards)

Note 1 : ESB Networks reserves the right not to accept ducting which does not conform to these standards and dimensions
 Note 2 : Refer to ESB Networks for Specific job Specification. These instructions do not apply to LV/MV/110kV/220kV cable
 Note 3 : All materials (ducts, marker tapes/strips, duct surrounds, mandrels and brushes) must be ESB approved materials

ESB Networks
 Rev 0: Date 08-09
 Approved: _____

5A Bridge Crossings: Restricted Footpath Designs

Cast Steel Marker Plate Code 3227172 cast flush with footpath surface at intervals of 2-4m Alternatively bolted to bridge wall at similar intervals

110mm PE Ducts spaced 75mm apart with galvanised steel plates ESB code 3227173 directly over each duct. These have markerstrip laminated to the steel. minimum 20 newton concrete to be placed between & above ducts. Ducts laid directly on bridge deck

Galvanised steel or Stainless Steel Pipe Supported by cleats at 1m intervals. Minimum 4mm wall thickness ESB marker plates code 3227172 to be fixed to pipe ends at both ends of bridge

100mm

75

75

75

75

Alternative Position of ducts

Bridge Abutment/Support

2nd Comms duct may be omitted by agreement

5B Bridge Crossings: Restricted Footpath Designs

1. The design must be agreed with the bridge authority. Position in footpath is preferred.
2. Minimum cover over ducts on footpath 100mm.
3. Where duct cover is > 300mm, marker strip & surface marker plates can be used.
4. Red ducting is not suitable for cable run external to bridges.
5. Where possible galvanised steel/stainless steel piping should be used, all joints must be free of weld burrs on inside. Alternatively heavy duty 10mm wall thickness black HDPE material with cast steel marker plates attached must be used to permanently warn of presence of electric cable.

6A River/Stream Crossings: Standard Where Burial/Drilling IS Possible

Marker Post or Pole Stub with Sign

Yellow Marker Tape

Grade well back from bank as this may be lowered over time

15N Minimum Strength Concrete

300mm Minimum

Minimum 200mm concrete surround

1. Depth of burial below bottom of river or stream to be agreed with relevant authority (if applicable)
2. If normal red ducting is installed by trenching, it must be encased in CBM4 (15N after 7 days) concrete to prevent uplift and to provide mechanical protection. Seal any joints to prevent concrete entering duct.
3. If drilled crossing is practical, use heavy red wall coiled HPPE duct (sections 2.2 & 2.9 in MV/LV manual)
4. Install an ESB marker post on both sides of the crossing - ESB code 8327355 or use stub pole minimum 2.0m above ground level & warning sign 8238339.
5. Where circumstances require it a large steel pipe can be installed, into which a number of standard ESB duct sizes are pulled in (see section 2.9.4 of MV/LV manual for guidance)
6. If crossing a tidal area, a foreshore licence will be required.

6B River/Stream Crossings: Standard Where Burial/Drilling IS NOT Possible

Marker Post or Pole Stub with Sign

Yellow Marker Tape

1. Installation on base of river or stream to be agreed with relevant authority (if applicable)
2. Heavy wall steel pipe to be used free of weld beads/swarf. Minimum 8mm steel wall thickness to be used. Encase in CBM4 (15N after 7 days) concrete for corrosion protection, minimum 100mm surround
3. Install an ESB marker post on both sides of the crossing - ESB code 8327355 or use stub pole minimum 2.0m above ground level & warning sign 8238339.
4. Ensure a smooth connection using rubber coupler between crossing pipe size and ESB standard duct as the steel pipe size will usually differ from the standard ESB ducting. Alternatively run ESB ducting right through the steel pipe
5. If crossing tidal area, a foreshore licence will be required.

7A Cable End Mast Position

Warning Tape

Marker Strip

3m

Ensure that trench is deepened at this position and cable is supported all round so that it does not tighten further during Backfilling

7B Cable End Mast Position

For approved sand backfill at end-masts, poles and joint bays. See section 5 Standard Specification for ESB MV/LV Networks Ducting

3m

See 7C

MAST

Lay Crosswise

Offset trefoil to line up with edge of mast for ease of cable pulling. Never install ducting right up to mast or 3-pole base with long radius bend attached. Both marker strip and warning tape to be used between duct and mast (laying the marker strip crosswise as shown above).

7C Cable End Mast - Marker Strip/Tape

Backfill

Rock-Free Backfill

Approved Sand

Warning Tape

Marker Strip

300

100

Direct Buried Cable

CAUTION ELECTRIC CABLE

CAUTION ELECTRIC CABLE

Cover cable between duct and pole with both Marker Strip and Warning Tape.

8A Supporting ESB Cables/Ducts During Trenching Works

Suitably strong steel/timber beam to support exposed cable

Secure beam with pegs or short pins

Shore up/stabilise trench against falling in on top of cable and damaging or puncturing it.

Support cable with plastic rope or web slings and chain hoists at 0.5m intervals approx Just take the weight, do not over tension the slings/hoists.

0.5m

0.5m

0.5m

ESB CABLE

Over sleeve the cable with red half pipes and cable ties to provide identification and provide impact resistance

0.3m minimum standard clearance or 100mm minimum but use protection as in Table 7 of ESB manual (MV/LV)

New pipe/Sewer

8B Supporting ESB Cables/Ducts During Trenching Works

Key in timber plank (150mmx50mm) firmly into trench wall above ESB cable to protect it from falling debris/accidental contact etc

Remove plank prior to backfilling/reinstatement

75mm Approx

ESB CABLE

0.3m minimum standard clearance or 100mm minimum but use protection as in Table 7 of ESB manual (MV/LV)

New pipe/Sewer

9 Avoidance of Cable Damage Due to Improper Backfilling at Cable Crossings

Trench AFTER improper backfilling and Ramping

Excessive deflection resulting in a shearing action at the trench walls and risk of cable or duct failure later.

Trench AFTER careful backfilling and Ramping

Layers all round the cable to be hand tamped. Cable to be well supported by firm bed of sand beneath the cable. No compaction machinery directly over cable/duct for 300mm minimum distance

Result : Very little cable deflection and shearing at edges of trench

Networks Ducting/Cabling (Minimum Standards)

Note 1 : ESB Networks reserves the right not to accept ducting which does not conform to these standards and dimensions
 Note 2 : Refer to ESB Networks for Specific job Specification. These instructions do not apply to LV/MV/110kV/220kV cable
 Note 3 : All materials (ducts, marker tapes/strips, duct surrounds, mandrels and brushes) must be ESB approved materials

ESB Networks
 Rev 0: Date 08-09
 Approved:

3A End Mast Termination

For existing 9m masts increase steel work height by 1.3m at mast top

12m Mast (For all new works)

Anti-Climbing Guard

EARTH GRID

Cable Assembly Drawing Number : D205778

3B Triple Pole Structure

Made up anti-climbing guard

Cable Steel Work Code: 1286697

7m Min Dimension to Bare Metal Use 12m Pole

3C Station Termination

To Cubicle

If Cable run <50m install lightning arrestors.

Assess need for mesh screen guard (Code: 3175003)

Drg. No A3205856

Clearances : Phase to:
 - Phase 500mm outdoor
 - Earth 500mm outdoor

3D Earth Grids

10m PLAN

10m

3m approx.

1.5m

1.5m

12 Rod Earth Grid For 3-Pole Structure

Warning Tape

500

300

12 Rod Earth Grid For Mast Structure

Earth Grid resistances <10 Ohms. If ground is known to be high resistance, plan ahead and put additional earthwire into cable trench.

Drg. No. A4D 205343
 PE424-D901-911-001-000

4A Obligation of Duct Installer to minimise the number and severity of duct bends

The duct installer must minimise the number and severity of preformed bends in ground with obstructions and other utility service crossings by opening ground 15m ahead of backfilled duct, wherever practical to do so. This safety obligation, which may require use of steel plating, allows the duct installer to pick the least bendy duct route through utility crossings and obstructions. Otherwise, numerous sharp unrecorded duct route deviations will be present making cable installation considerably more difficult and less safe for the cable installer.

Backfilled Duct

Obstructions

Digger

Dig 15m Ahead of duct to uncover obstructions

4B Standard for Brushing, Mandrelling, Roping and End-Capping of 38kV ducts

All Ducts must be:

- Thoroughly brushed and mandrelled to prove ducts against debris /excessive deflection
- Roped using 12mm polypropylene rope with certified safe breaking load of 1.5 tons – all rope joints to be properly spliced and PVC taped over. Approved Supplier Silver Strand Bunclana Donegal, ph (074) 9382503 - 500m drum lengths available to minimise splicing/coil handling
- Sealed using endcaps against grit and water getting into them
- NB: Replace mandrels once mandrel wear indicators or grooves are worn down
- Replace brushes once brush diameter falls 5mm below dimensions in table below
- Approved endcaps, both disposable and reusable types, are available from suppliers of approved ESB ducting
- Approved ESB Mandrel and brush suppliers :

Brandon Agencies, Rathnew, Co Wicklow: Phone 0404 20500 (Brushes & Mandrels)
 IS Varian, Greenhills industrial Estate, Walkinstown, Dublin 12 Phone: 01-4501150 (Brushes Only)
 Clydesdale UK Phone 086 172 6665 (Brushes & Mandrels)
 Tynagh Network Systems, Loughrea, Co Galway. Phone: 091 842206 (Brushes & Mandrels)

| 110mm HDPE Duct Size | |
|--------------------------|-------------------------|
| 250mm | 250mm |
| 85mm | 100mm |
| Mandrel Code: 9317546 | Brush Code: 8783255 |
| | Sponge Code: 8783252 |

4C Approved ESB Ducting for 38kV Cables

- Use only solid wall high impact resistance ESB approved HDPE red ducting to IS 370 colour standard and ESB specification 16113 (6.3mm minimum wall thickness) Discoloured or unidentified ducting not acceptable. All duct material must be approved by ESB Networks.
- Lightweight flexible corrugated twinwall ducting is not acceptable to ESB irrespective of manufacturer
- Current approved HDPE Duct and duct bend manufacturers are: Lynplast (bend fittings only), Uponor-Radius Systems, Wavin, Quality Plastics

4D Specification for Duct Jointing for 38kV Cables

Mallet or Hammer

Timber block to protect end of duct from damage

Long Coupler

Fully jointed Duct Marks

All ducts to be securely jointed by tapping against timber board on each duct until the black depth insertion mark is reached

Always smear duct lubricant on coupler rubber ring

4E Repair of Existing Ducts

Use only approved slip couplers from approved manufacturers in section 4C

Damaged Duct Section

Slip Coupler

Slip Coupler

Repair length

- Cut out damaged section of duct and ensure all cut surfaces are square and free from sharp edges
- Slide, position and centre the repair couplers on the centering marks

4F Sealing of Ducts

All ducts to be permanently sealed at both ends of duct run
 Ducts to be temporarily sealed during installation using endcaps provided with each bale

Endcap Plain End

ESB Code 110mm: 9317569

10A 38kV Railway Crossing Details

ESB Signpost

3m

Drilling pits outside CIE property line

Formal licence for crossing and approval required from CIE. Accurately record crossing location & erect marker posts.

10B Directional Drill/Thrust Bore Duct Bore Details

DESIGN 1

Minimum internal bore size = 325mm for 5 ducts

=290mm for 4 ducts where approved by ESB

Spacer

5 no. 110mm diameter HDPE ducts

Alternatively use 2 x 37mm HDPE ducts for comms cables with C2 chamber on each side of the crossing to permit pulling along entire route. (See 10C)

Completed interstitial space to be bentonited thoroughly to maintain cable rating. Accurately record crossing location & erect marker posts.

10C Directional Drill/Thrust Bore Duct Bore Details

ALTERNATIVE DESIGN

ESB Signpost

3m

Cable joint pit

Install 1 no. 200mm SDR 17.6 duct with 3 no. short length cables pulled into this pipe along with 2 x 37mm comms ducts. Full cable joint bays are required on either side of crossing along with C2 chambers for this design. This method is used where it is not practical to install large diameter pipe -eg. risk of ground upheaval or presence of obstructions. Completed interstitial space to be thoroughly bentonited to maintain cable rating. Accurately record crossing location & erect marker posts.

10D Double Circuit Bore Crossing

Standard Design

3m min

-Both Bentonited

Separate drilling for each circuit crossing

Alternative

HDPE or steel thrust bore pipe Diameter ID= 400mm

Bentonite

6 no. 110mm Power ducts + 2 no. 110mm comms ducts

2 no. sets of 110mm HDPE ducts - 8 ducts in total. All crossings to be accurately recorded and signposts erected given impracticality of marker tape. If both circuits = 40MVA then use 630 Cu cable

12 Minimum Standard Clearances to Other Services

Normal Services 300

Large Pipelines High Pressure Pipes 600

Clearances less than the above at pinch points and crossings requires placement of additional mechanical protection (concrete slab/brick) and agreement of ESB

ESB ducts must never be laid over other services on parallel runs, except with the written prior agreement of the other utilities and ESB

Other services must never be laid directly over ESB ducts on parallel runs

13 Combined MV & 38kV Cable Runs

38kV Trench

1.1m to 1.25m Depending on Location

Pilot Cables

Concrete Surround

MV/LV Cables

Yellow Marker Tape

Red Marker Strip

150mm

150mm

Additional MV/LV Ducts as Required

300mm Strict Minimum Separation

Where it is impractical to avoid such trench runs, the separation of 300mm should be strictly controlled and monitored to minimise derating (See MV/LV manual page 180)

14 Sealing and Protection of 38kV Cables Once They Exit Ducts

Duct

Ducts to be thoroughly using ESB approved water sealant and 4hr fire rating approved for firestop. NB - All joint bay duct entries to be thoroughly sealed to prevent sand washout and subsidence.

Sandbags or other durable support for cable as it exits ducts to prevent damage to cable sheath

15 Duct Crossovers Are Not Allowed

Be especially careful when going from flat to trefoil formation in vicinity of services

Eliminate this possibility by marking ducts 1, 2, 3 etc before & after flattening to avoid an obstruction.

NB. If using double circuit, tape mark power ducts 1 to 6

16 Crossing Dumps/Contaminated Ground

Thoroughly seal all joints with adhesive water-tight duct jointing compound and pressure test for airtightness. Gasketed couplers alone are inadequate.

Fusion welded couplers are also acceptable but require red over-taping.

NB. Avoid whenever possible due to: Subsidence, methane gas & severe thermal derating risks. Seek advice from ug networks section to ensure rating of cable is adequate (derating of 50% can occur) NB. Waste oils and chemicals can also seriously damage cables

Seal all duct joints with duct adhesive compound or use continuous duct lengths & seal all duct ends in joint bays. Alternatively weld pipes.

Concrete is continued up to 300mm of final surface to offset derating (CBM4 - 15N after 7 days)