

Kevin O'Regan
Senior Executive Officer
Large Scale Residential Developments
Planning & Development Directorate
Floor 3
County Hall
Carrigrohane Road
Cork
T12 R2NC

03rd July 2024

Re: Large-Scale Residential Development (LRD) – Application for planning permission for the construction of 172 no. residential units, 1 no. creche, 4 no. commercial units, and associated infrastructure and ancillary development works at Courtstown (Townland), Little Island, County Cork

Dear Sir, Madam,

We act on behalf of the Applicant, Ruden Homes Ltd. and wish to apply to Cork County Council for planning permission for the above-referenced Large-scale Residential Development (LRD) at Courtstown (Townland), Little Island, County Cork.

Please find enclosed 6 no. hard copies and 1 no. soft copy of the following documentation and information submitted with this application to Cork County Council:

Schedule of Documents and Drawings


Documents and Drawings:	Prepared By:
Cover Letter and Schedule of Documents and Drawings	McCutcheon Halley Planning Consultants
Completed Application Form and Form 19	
Letter of Consent from Landowner	
Letter of Consent from Cork County Council	
Letter from Solicitor confirming wayleaves and rights of ways for title purposes	Harry McCullagh Solicitors
Site Notice	

Press Notice	McCutcheon Halley Planning Consultants
Response to Cork County Council Pre-Application Consultation Opinion	
Planning Report	
Statement of Consistency	
Part V Proposal & Costs	
Childcare Provision Assessment	
EIA Screening Report	
Architectural Housing Design Statement	Engenuiti Consulting Engineers
Accommodation Design & Character Report	
Housing Quality Assessment Report (including Schedule of Units and Areas)	
Universal Design Statement	
Building Lifecycle Report	
Drawing and Document Register	
Site Location Maps, as per attached Drawing and Document Register	
Architectural Drawings including Site Layout Plans, Floor Plans, Elevations and Sections, as per attached Drawing and Document Register	
High Level Development Framework Plan for LI-X-01 Lands	Brady Shipman Martin
High Level Development Framework Linkages to Wider Little Island Zoning	
Market Report	Irish & European
Daylight Analysis and Overshadowing Assessment	H3D
Report to Inform Screening for Appropriate Assessment	Greenleaf Ecology
Ecological Impact Assessment	
Winter Bird Survey is appended to both the Report to Inform Screening for Appropriate Assessment and the Ecological Impact Assessment	Limosa Environmental
Arboricultural Impact Assessment Report	Arbor Care
<ul style="list-style-type: none"> ▪ Tree Constraints Plan (Drawing Ref. RH-TS-001). ▪ Tree Protection Plan (Drawing Ref. RH-TS-002). 	
Archaeological Impact Assessment including appended Geophysical Survey Report	Lane Purcell Archaeology & Target Archaeological Geophysics Ltd.
Booklet of Verifiable Views and CGI's	Pedersen Focus Ltd.

Landscape Development Report	Brady Shipman Martin
Landscape Drawings, as per attached Document Issue Sheet	
DMURS Statement of Compliance	MHL Consulting Engineers
Traffic & Transport Assessment	
Stage 1 Road Safety Audit	
Mobility Management Plan	
Civil Engineering Report including: <ul style="list-style-type: none"> ▪ Drainage Impact Assessment. ▪ Confirmation of Feasibility Letter from Uisce Éireann. ▪ Statement of Compliance with Uisce Éireann’s Standard Details and Codes of Practice. 	
Civil Engineering and Road Detail Drawings, as per attached Drawing Register and Distribution Sheet	
Flood Risk Assessment	
Construction, Environmental and Waste Management Plan	
Operational Waste Management Plan	Engenuiti Consulting Engineers
Energy Statement	
Summary on Utilities Report	Horizon Engineering Consultants Ltd
Public Lighting Design Report	
Public Lighting Equipment Schedule	
Lighting Drawings: <ul style="list-style-type: none"> • Public Lighting Design Layout (Drawing Ref. no: 20152-PL-001, Rev N) • Public Lighting Duct Layout (Drawing Ref. no: 20152-PL-002, Rev N) 	
Receipt of EFT Payment for €37,887.40 paid to Cork County Council on 01 st July 2024.	

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,



Brian McCutcheon
McCutcheon Halley