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22nd December 2025

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Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: Proposed Large Scale Residential Development (LRD) at The Farm, Bessborough, Ballinure, Blackrock, Cork.

Dear Sir/Madam,

We act on behalf of Estuary View Enterprises 2020 Limited who are submitting an application for a proposed LRD at The Farm – Bessborough, Ballinure, Blackrock, Cork.

The proposed development will consist of:

The development will consist of the demolition of 10 no. existing agricultural buildings /sheds and log cabin residential structure and the construction of a residential development of 140 no. residential apartment units over 2 no. retained and repurposed farmyard buildings (A & B) with single storey extension and 3 no. new blocks of 3-5 storeys in height, with supporting resident amenity facilities, crèche, and all ancillary site development works. The proposed development includes 140 no. apartments to be provided as follows: Block C (9 no. 1-bedroom & 25 no. 2-bedroom over 3 storeys), Block D (34 no. 1-bedroom & 24 no. 2-bedroom over 3-4 storeys), Block E (27 no. 1-bedroom, 20 no. 2-bedroom & 1 no. 3-bedroom over 4-5 storeys). It is proposed to use retained Block A and Block B for resident amenities which include home workspace, library, lounge and function space.

The proposal includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas, as well as new pedestrian access to Bessborough Estate to the north including upgrades to an existing pedestrian crossing on Bessboro Road. The proposed development provides for outdoor amenity areas including publicly accessible parkland, landscaping, surface car parking, bicycle parking, bin stores, substation, public lighting, roof mounted solar panels, wastewater infrastructure including new inlet sewer to the Bessborough Wastewater Pumping Station to the west, surface water attenuation, water utility services and all ancillary site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessboro Road. Part of the proposed

development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490).

An Environmental Impact Assessment Report and a Natura Impact Statement has been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2022 - 2028 (CDP).

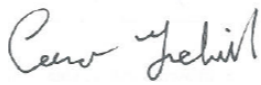
The Council in their LRD Opinion, issued on the 26th of November 2025 considered that further consideration and amendment were required for the proposed development to constitute a reasonable basis for an application. The enclosed Opinion Response prepared by HW Planning comprehensively addresses a number of matters raised by the Council in the LRD Meeting Minutes.

As this application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) 10 no. hardcopies of the application and a digital copy are being submitted. A full schedule of the plans and particulars that accompany the application is enclosed with this cover letter. The planning application fee was paid by EFT.

A website containing the plans and particulars associated with the application has been set up and can be viewed at the following URL: www.thefarmlrd.ie.

Please do not hesitate to contact us if you have any queries.

Yours sincerely



Conor Frehill
HW Planning

Enclosure

- Schedule of Application Contents

Discipline	Consultancy	Document
Planning	HW Planning	Application Cover Letter
		Newspaper Notice
		Site Notice
		Completed LRD Application Form 19
		Completed Planning LRD Application Form
		EIA Portal Receipt
		Cork City Council Letter of Consent
		Cork County Council Letter of Consent
		Response Statement to Cork City Council LRD Opinion Reference LRD25-10
		Statement of Consistency with Planning Policy
		Planning Statement
		Part V Proposal
		Childcare Needs Assessment
Architectural	ShipseyBarry Architecture	Architectural Design Statement (including Universal Design Statement)
		Site Location Map (including proposed taking in charge)
		Site Survey
		Site Layout Plan (Proposed)
		Demolition Plans
		Pedestrian Access and Vehicular Movements Drawings
		Land Ownership Map
		Site Sections / Elevations
		Part V Allocation Plan
		Operational Waste Management Plan

		Plans, Elevations and Section Drawings Phasing Plan Drawing Developable Area Drawing
Engineering	EGIS Consulting Engineers	Traffic and Transport Impact Assessment *(included as Appendix 5.1 of EIAR)* Statement on DMURS Compliance Mobility Management Plan *(included as Appendix 5.2 of EIAR)* Services & Infrastructure Report (with Confirmation of Feasibility Statement of Design Acceptance) *(included as Appendix 2.5 of EIAR)* Engineering Drawings Construction and Environmental Management Plan - CEMP *(included as Appendix 2.1 of EIAR)* Flood Risk Assessment *(included as Appendix 8.1 of EIAR)* Drainage Impact Assessment Ground Investigation Report *(included as Appendix 7.1 of EIAR)* Quality Audit (including Stage 1/2 Road Safety Audit, Access Audit, Walking Audit and Cycle Audit) Construction & Demolition Waste Management Plan *(included within CEMP - Appendix 2.1 of EIAR)*
Landscape & Arboriculture	Ilsa Rutgers Landscape Architecture	Landscape Design Strategy (including management and maintenance schedules) Landscape Masterplan, Context Plan, Planting and Hard Landscaping Plans
	Abor Care	Tree Survey/ Arborist Assessment and Associated Plans *(included as Appendix 3.3 of EIAR)*
	Macroworks & 3D Design Bureau	Landscape and Visual Assessment and Photomontages *(included in Chapter 4 of EIAR)*

Ecology	Dixon Brosnan Environmental	Biodiversity Assessment *(included as Chapter 9 of the EIAR)* AA Screening and Natura Impact Statement *(included as Appendix 9.5 of EIAR)* Invasive Species Management Plan *(included as Appendix 9.3 of EIAR)* Bat Survey Report *(included as Appendix 9.4 of EIAR)*
Archaeology	John Cronin & Associates Aidan Harte	Cultural Heritage Assessment *(included as Chapter 10 of EIAR)* Archaeological Test Trenching Report *(included as Appendix 10.2 of EIAR)* Historic Building Record *(included as Appendix 10.3 of EIAR)* Method Statement Forensic Control *(included as Appendix 10.4 of EIAR)*
Environmental & Other	DKPartnership	Daylight / Sunlight Assessment Report EV Charging and Infrastructure Analysis Report Public Lighting Analysis Report *(included as Appendix 6.7 of EIAR)* Public Lighting Drawings Climate Impact and Energy Analysis Report *(included as Appendix 2.6 of EIAR)* Noise Impact Assessment *(included as Chapter 11 of EIAR)* Climate Impact and Energy Analysis Report

EIAR Structure

- **Volume I – EIAR Non-Technical Summary**
- **Volume II – EIAR Chapters**
- **Volume III – EIAR Appendices**

Chapter Author	Chapter
HW Planning	Chapter 1 – Introduction
HW Planning	Chapter 2 – Project Description
ShipseyBarry Architecture	Chapter 3 – Alternatives
Macro Works	Chapter 4 – Landscape & Visual
Egis	Chapter 5 – Material Assets – Traffic & Transportation
Egis	Chapter 6 – Material Assets – Services, Infrastructure & Utilities
Egis	Chapter 7 – Land and Soils
Egis	Chapter 8 – Water (Hydrology & Hydrogeology)
Dixon Brosnan – Environmental Consultants	Chapter 9 – Biodiversity
John Cronin & Associates	Chapter 10 – Cultural Heritage
DKPartnership	Chapter 11 – Noise & Vibration
DKPartnership	Chapter 12 – Air Quality
DKPartnership	Chapter 13 – Climate
HW Planning	Chapter 14 – Population & Human Health
HW Planning	Chapter 15 – Interaction of Impacts
HW Planning	Chapter 16 – Summary of Mitigation