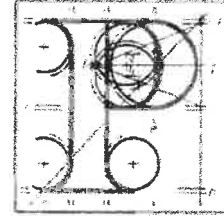


Our Case Number: ABP-320648-24



**An
Bord
Pleanála**

The Manager
Development Application Unit
Government Offices
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Date: 07 October 2024

Re: Proposed construction of 138 residential units and all associated site works at Spa Glen, Mallow, Co. Cork
Spa Glen, Mallow, Co. Cork

Dear Sir / Madam,


An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

AA02

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: David O'Connor (Housing) <David.OConnor@npws.gov.ie>
Sent: Thursday, October 3, 2024 3:06 PM
To: LAPS <laps@pleanala.ie>
Subject: ABP-320648-24 Spa Glen Mallow County Cork

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A chara

Please find attached Nature Conservation observations/recommendations for the above mentioned planning application.

Kindly forward a copy of your decision to referrals@npws.gov.ie as soon as it issues.

In addition, please acknowledge receipt of the attached letter (as required under Article 29(2) of the Planning & Development Regulations 2001).

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: referrals@npws.gov.ie

Kind regards,

David O'Connor
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oldhreachta
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

David.oconnor@npws.gov.ie
Manager.DAU@npws.gov.ie

**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht**
Department of Housing,
Local Government and Heritage



Your Ref: ABP-320648-24
Our Ref: S177AE-CK-Spa Glen Mallow

03 October 2024

The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Via email: laps@pleanala.ie

Re: Notification to the Minister for Housing, Local Government and Heritage under the Planning and Development Act, 2000, as amended.

Development: 138 Residential units and all associated ancillary development and works including one vehicular entrance, footpaths, cycle paths, bike and bin stores, parking, drainage, landscaping and amenity areas.

A Chara,

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated heading:

Nature Conservation

The Board, whilst carrying out NIS/Appropriate Assessment, should ensure that the proposal would not have adverse impacts on the SAC through water quality effects (such as through sedimentation from the proposed earthen works or pollution from the additional sewage discharge) and that it is compatible with the Conservation Objectives (CO's) for the SAC Qualifying Interest (QI) habitats and species in the Blackwater River (Cork/Waterford) SAC)). The NIS appears to contain partly out of date information as it is stated that "a pre-connection enquiry was submitted to Irish Water to assess the feasibility of providing a connection to the site and Irish Water subsequently issued a confirmation of feasibility for the development. Irish Water responded to say that; "in order to accommodate the proposed connection, upgrade works are required to increase the capacity of Mallow WWTP. Irish Water currently



has a project underway which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed by Q3 2023 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date” and it is now Q3 2024.

Although it is stated that light spill onto the woodland directly adjoining the site on the western side, and onto the hedgerows around the site, will be avoided details on how this will be implemented/ designed are not fully provided (and it is difficult to ascertain the buffer from the maps provided). Clarification could be provided through providing a model of the expected light spill onto the sensitive woodland and hedgerow foraging areas for bats.

You are requested to send any further communications to this Department’s Development Applications Unit (DAU) at manager.DAU@npws.gov.ie, where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

David O’Connor
Development Applications Unit
Administration