

George Maloney, Joint Statutory Receiver of Poinsetta Properties Ltd and Jomaga Fashions Ltd(both in receivership)
C/O Conor Fehill
McCutcheon Halley
6 Joyce House
Barrack Square, Ballincollig
Co. Cork.

BY REGISTERED POST

22/02/2017

Re: 16/07217

Construction of 244 no. dwellinghouses, 4 no. residential serviced sites and all associated ancillary development works including a roundabout onto the Rochestown Road (R610) at the entrance to the site, footpaths, foul and storm water drainage (including the provision of surface water attenuation and water storage tanks), landscaping and amenity areas (including a viewing area on the southern portion of the site).

At: Harbour Heights, Rochestown Road, Ardmore, Passage West, Co. Cork

Dear Sir/Madam,

I refer to your planning application which was lodged with the Planning Authority on the 21/12/2016.

It is considered that the information submitted with the application is not yet sufficient to enable the Planning Authority to make a decision in this case. Therefore, to enable the Planning Authority give further consideration to your application, you are requested to submit **six copies** of the following further information:-

The proposed site layout plan is grossly underprovided in functional and usable open space. The proposal also does not comply with the policy objectives SC 5-2, SC 5-3 and SC 5-5 in the County Development Plan 2014 regarding recreation and amenity facilities as it is considered that the recreation and amenity facilities proposed fall substantially short of the type and standard of facilities required by these policies. A significant revision in the layout will be required to provide same. Please also take account of the following in any revised site layout plan:

Provide a centrally located large flat area/pitch for playing of sports.