

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

We, **Cork County GAA Board**, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Cork GAA Lands, Old Whitechurch Road, Kilbarry, Cork.

The proposed development will consist of a strategic housing development of 319no. residential dwellings comprising of 85no. semi-detached units (comprising of 17no. 4-bed units and 68no. 3-bed units), 118no. terraced units (comprising of 8no. 4-bed units, 60no. 3-bed units and 50no. 2-bed units), 53no. duplex units (comprising of 26no. 1-bed units, 25no. 2-bed units and 2no. 3-bed units) and 63no. apartments (in 3no. part 4 storey and part 5-storey blocks and comprising 15no. 1-bed units and 48no. 2-bed units). The development also includes the provision of a crèche facility (519sqm) and a riverside amenity park to the north and northeast of the site. The proposed total gross floor area is 33,738.70sqm.

The proposed development will also consist of the demolition of a disused hurley manufacturing factory and associated out buildings, the removal and replacement of the southern and eastern boundary treatments, as well the creation of formalised walking paths to replace the informal walking paths located to the north of the site, a new through road from the proposed site access on the Old Whitechurch Road to Delaney's GAA Grounds and accessing the Upper Dublin Hill Road, with associated new boundary treatments at Delaney's GAA club, all associated ancillary site development and hard and soft landscaping works, to include the provision of private, communal and public open space, waste storage areas, bicycle, motorcycle and car parking, including EV and disabled parking, esb substations, groundworks, foul drainage works, stormwater drainage proposals including directional drilling for the stormwater outfall, water supply proposals, public lighting, and all new boundary treatments.

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

The application also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement and Environmental Impact Assessment Report have been prepared in respect of the application.

The application together with the Natura Impact Statement and Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Cork City Council. The application may also be inspected online at the following website set up by the applicant: <http://kilbarryshd.ie/>

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).



Signed:

Agent: Dave Coakley, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork

Date of erection of site notice: **1st July 2022**