



PLEASE NOTE THE WITHDRAWAL OF A NOTICE THAT WAS PUBLISHED IN ERROR IN THE IRISH EXAMINER ON 29 FEBRUARY 2024 FOR THE PROPOSED REDEVELOPMENT OF SPRING LANE HALTING SITE AT BALLYVOLANE, CORK CITY. THE CORRECT AND APPLICABLE NOTICE FOR THE PROPOSED DEVELOPMENT IS PUBLISHED TODAY. SEE BELOW.

PART 8 PUBLIC NOTICE

NOTICE UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) & PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)

Pursuant to the provisions of Part XI of the Planning and Development Act, 2000 (as amended) and in accordance with the requirements of Part 8 of the Planning and Development Regulations 2001 (as amended), Notice is hereby given that the development as described hereunder ("the proposed development") is proposed to be carried out by Cork City Council.

Cork City Council is undertaking the redevelopment of Spring Lane Halting Site at Ballyvolane, Cork City, along with the construction of a new purpose-built group housing scheme on the land adjacent to Spring Lane, known as Ellis Yard. The proposed development comprises of the construction of a 12-unit Traveller accommodation scheme in Spring Lane and a 15-unit group housing scheme in Ellis Yard. The development site area is approximately 4.9 hectares.

The proposed development will comprise:

- The demolition of existing structures including sheds, welfare units, mobile homes, caravans, walls, and fencing
- The construction of 27 no. residential units consisting of:
 - o 1 no. 5-bedroom two-storey detached house
 - o 2 no. 4-bedroom two-storey detached houses
 - o 12 no. 3-bedroom two-storey detached houses
 - o 12 no. 3-bedroom single-storey detached units
- The provision of in-curtilage car parking spaces
- Upgrade works to the existing entrances to Spring Lane and Ellis Yard from the Ballyvolane Road
- Realignment and upgrade works to the existing access road into Spring Lane
- Construction of a new road into Ellis Yard via the existing entrance from the Ballyvolane Road
- Construction of a footpath, boundary wall, drainage and public lighting along the Ballyvolane Road
- Resurfacing of the Ballyvolane Road from the existing entrance to Spring Lane to the existing entrance to Ellis Yard
- Relocation of existing pedestrian footpath link from Spring Lane to Glenfields estate including construction of a section of new footpath to facilitate same
- All ancillary and associated site works and signage including new roads and footpaths, landscaping, retaining structures, boundary treatments, car parking, public lighting, underground services, drainage systems, watermains and connections, as outlined in the plans and particulars.

Temporary works, including the provision of temporary accommodation, will be required on site to facilitate the phased construction of the development including a temporary entrance and access road from the Glenfields estate for construction vehicles only.

In accordance with the Habitats Directive, an **Appropriate Assessment (AA) Screening** has been carried out on the proposed development, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

In addition, the proposed development has been screened to determine whether an **Environmental Impact Assessment (EIA)** is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks beginning on the 4th March 2024 apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin 1.

Plans and particulars of the proposed development, including an Appropriate Assessment Screening Report and an Environmental Impact Assessment Screening Report, will be available for inspection from **Monday 4th March 2024 until Thursday 4th April 2024:**

- Online at <https://consult.corkcity.ie/>
- At the offices of Cork City Council, City Hall, Anglesea Street, Cork between 10.00am and 4.00 pm Monday to Friday excluding bank holidays **BY APPOINTMENT ONLY**. Please contact 021-4925518 to make an appointment.

A copy of the documents may be purchased, on payment of a specified fee not exceeding the reasonable cost of making a copy. Requests for a copy may be made by contacting 021-4925518

Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated, may be made:

- Electronically through <https://consult.corkcity.ie/>
- In writing to **Mark Birch, Acting Programme Manager, Housing Delivery & Regeneration Directorate, Cork City Council, City Hall, Anglesea Street, Cork T12 T997.**

The closing date for submissions and observations is **Thursday 18th April 2024** at 4.00pm.

All comments, including a list of the persons or bodies who made submissions or observations, submitted to Cork City Council in regard to the proposed development, are required to be made available for public inspection, and will form part of the statutorily required report to be presented at the monthly meeting of Cork City Council. Accordingly, this list will be included in the minutes of that meeting and may appear in the public domain. Cork City Council will retain data for no longer than is necessary and in accordance with the Council's Data Protection Policy and Privacy Statement (which is available to view on www.corkcity.ie) and relevant Data Protection legislation.