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Comhairle Cathrach Chorcaí  
Cork City Council

## PUBLIC NOTICE

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

Pursuant to the requirements of Part 8 of the Planning & Development Regulations 2001 (as amended), notice is hereby given that Cork City Council plans to carry out the scheme titled:

### CORK NORTH DOCKS PUBLIC REALM AND TRANSPORT INFRASTRUCTURE

The proposed scheme consists of the following proposals:

- Realignment of the N8 national road between Lower Glanmire Road and Alfred Street to a new alignment closer to the rear of Kent Station, removing road traffic from Horgan's Quay. The realigned road will be approximately 720m long and will comprise two traffic lanes, a bus lane, footpaths and planted verges.
- Demolition of single-storey dockside shed on Horgan's Quay (Dowdall Building).
- Part-demolition of single-storey railway shed in Kent Station yard.
- Creation of a new promenade on the waterfront along Horgan's Quay. The new promenade will be approximately 690m long and will include pedestrian and cycling infrastructure along the waterfront. The promenade will comprise new surface finishes, feature structures, recreational amenities, seating areas and planted landscape areas.
- Creation of a new public park of 6000m<sup>2</sup> in area. The new public park will comprise new surface finishes, a water feature, recreational amenities, seating areas, feature structures and planted landscape areas.
- Creation of a new gateway public park along Water Street, providing a landscaped pedestrian link from Lower Glanmire Road to the new waterfront promenade.
- Other associated works, including public lighting, surface water drainage, signage and road markings.

In accordance with the Habitats Directive, an **Appropriate Assessment Screening** has been carried out in relation to any potential impact these proposals may have upon the Cork Harbour Special Protection Area [Site No. 004030], the Great Island Channel Special Area of Conservation [Site No. 001058] and the Blackwater River (Cork/Waterford) Special Area of Conservation [Site No. 002170]. The findings of the AA screening noted that no significant effects on any Natura 2000 site are likely, and it is 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 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 Wednesday 28th May 2025 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 are available to view by visiting <https://consult.corkcity.ie/en/>.

Alternatively, the Plans & Particulars will be available for inspection or purchase on **working days from Wednesday 28th May 2025 until Wednesday 23rd July 2025** at Reception Desk, Cork City Council, City Hall, Cork. Please note all such inspections shall be by appointment only. Please phone 021-4924000 to arrange an appointment.

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 is situated, may be made:

In writing to the Senior Engineer, Infrastructure Directorate, City Hall, Cork in an envelope clearly marked **"Cork North Docks Public Realm and Transport Infrastructure"**.

Or

• Electronically through <https://consult.corkcity.ie/en/>.

The Closing date for all Submissions or Observations is **Wednesday 6th August 2025 at 4.00pm**.

All comments, including names and addresses of those making submissions and observations, submitted to Cork City Council in regard to this scheme, will form part of the statutorily required report to be presented at the monthly meeting of Cork City Council. Accordingly, they 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 Retention Policy and relevant Data Protection legislation.

Dated this **28th day of May 2025**

Signed: **VALERIE O'SULLIVAN**  
CHIEF EXECUTIVE, CORK CITY COUNCIL