

[SITE NOTICE]

COMHAIRLE CATHRACH CHORCAÍ CORK CITY COUNCIL

NOTICE UNDER SECTION 179 OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED & PART 8 OF THE PLANNING & 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 the development as described hereunder ("the proposed development") is proposed to be carried out by Cork City Council.

The proposed development consists of the construction of 62 new residential units on a site which is in the ownership of Cork City Council situated off Knocknaheeny Avenue, Knocknaheeny, Cork City. The proposed development will be Phase 3B of the Cork City Northwest Quarter Regeneration (CNWQR) Masterplan. The site is in the vicinity of Fota Lawn, Ardmore Avenue and Glandore Park and immediately west of Knocknaheeny Avenue.

The proposed Phase 3B of the CNWQR will comprise the construction of 62 new residential units as follows: -

- 8 no. 3-bed 3-storey terraced houses,
- 9 no. 3-bed 2-storey terraced houses,
- 8 no. 3-bed 2-storey semi-detached houses,
- 1 no. 4-bed 3-storey terraced house,
- 12 no. corner apartment blocks each containing 3 no. 2-bed apartments.

The proposed works will also include the provision of new roads, footpaths, on-street carparking, retaining walls, boundary walls, fencing, railings, gates, handrails, surface treatments and re-grading, installation of services and utilities throughout the site, landscaping, and planting.

In accordance with the Habitats Directive, an **Appropriate Assessment (AA) Screening** has been carried out on the project, 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 site 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.

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 **Thursday, 21st April 2022 until Monday, 23rd May 2022**.

- Online at <https://consult.corkcity.ie/>
- At the offices of Cork City Council, City Hall, Anglesea Street, Cork between 10.00am and 4.00pm Monday to Friday excluding bank holidays **BY APPOINTMENT ONLY**. Please contact 021-4924518 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 021-4924518.

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 **Patricia Farrell, Senior Staff Officer, Housing Directorate, Floor 2, Cork City Council, City Hall, Anglesea Street, Cork T12 T997**.

The closing date for submissions and observations is **Tuesday, 7th June 2022 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 Data Protection Policy and Privacy Statement (which are available to view on www.corkcity.ie) and relevant Data Protection legislation.

Ann Doherty
Chief Executive
Cork City Council

Date: **21st April 2022**