

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

SITE NOTICE

**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 for Cork City Council by way of a project agreement with Clancy Construction Limited ("the developer").

The **Boherboy Road** proposed development comprises amendments to a permitted development (Cork County Council Planning Ref: 16/7292, ABP PL 04.249376) and provides for the construction of 7 no. 2-bedroom residential dwellings, the introduction of a pedestrian / cycle entrance to Boherboy Road, a proposed boundary between the development and the existing residential dwellings fronting Boherboy Road and all ancillary site works.

The development site area is approximately 0.58 hectares. The site is located in an urban area and is located on Boherboy Road, in Mayfield, to the north east of Cork City Centre. Access to the development will be via Boherboy Road.

The proposed works include:

- Construction of 6 no. proposed 2-bedroom single storey terraced houses at the south western corner of the development, consisting of unit no's 119,120,121,152, 153 & 154.
- Construction of 1 no. 2-bedroom single story terraced house with dormer attic at the northern boundary of the development representing unit no. 41.
- Provision of 9 no. car parking spaces to serve the proposed residential units.
- Provision of a new vehicular access to serve the 6 no. dwellings at the south western corner of the proposed development.
- Provision of a pedestrian / cycle access from Boherboy Road at the south western corner of the proposed development.
- Proposed concrete boundary wall between the southern end of the development and existing residential dwellings along Boherboy Road.
- All ancillary site works as outlined on the plans and particulars.

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 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.

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 Friday **21st January 2022 until Friday 18th February 2022**.

- Online at <https://consult.corkcity.ie/>
- at the offices of the Housing Directorate, 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 021-4924042 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 021-4924042.

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, by post, to **Anthony Forde, Administrative Officer, Housing Capital Section, Housing Directorate, Cork City Council, City Hall, Anglesea Street, Cork.**

Closing date for submissions and observations is **Friday 4th March 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 January 2022.