

Notice of Strategic Housing Development
Application to An Bord Pleanála

Estuary View Enterprises 2020 Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at.

Bessborough, Ballinure, Blackrock, Cork.

The development will consist of.

The construction of a residential development of 280 no. residential apartment units with supporting tenant amenity facilities, café, crèche, and all ancillary site development works. The proposed development includes 280 no. apartments to be provided as follows: Block A (6 no. studio apartments, 14 no. 1-bedroom, 34 no. 2-bedroom & 1 no. 3-bedroom over 1-6 storeys), Block B (37 no. 1-bedroom & 49 no. 2-bedroom over 6-10 storeys), Block C (31 no. 1-bedroom, 36 no. 2-bedroom & 6 no. 3-bedroom over 5-9 storeys) and Block D (30 no. 1-bedroom, 31 no. 2-bedroom & 5 no. 3-bedroom over 6-7 storeys). The proposal includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas.

The proposed development provides for outdoor amenity areas, landscaping, under-podium and street car parking, bicycle parking, bin stores, 2 no. substations one of which is single storey free standing, a single storey carpark access building, public lighting, roof mounted solar panels, wastewater infrastructure including new inlet sewer to the Bessborough Wastewater Pumping Station to the west, surface water attenuation, water utility services and all ancillary site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessboro Road. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490).

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application together with the Environmental Impact Assessment Report and Natura Impact Statement, 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: **www.themeadowsshd.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:



Harry Walsh, HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Cork.

Date of erection of site notice:

30th March 2022