



An  
Bord  
Pleanála

## Memorandum ABP-313919-22

**To:** \_\_\_\_\_, Senior / Planning Inspector  
**From:** Ashling Doherty, Executive Officer  
**Re:** 489 no. apartments, creche and associated site works.  
Jacob's Island, Ballinure, Mahon, Cork.  
**Date:** 19<sup>th</sup> September 2022

1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €80,000.00 has been submitted with the application. Two printed copies and three electronic copies of the application documentation have been received in accordance with article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017.
2. A website has been created: [www.jacobsislandshd.ie](http://www.jacobsislandshd.ie)
3. The planning application was valid.
4. Pre-application consultations in accordance with section 5 of the Act of 2016 were held with under reference ABP-311818-21 ABP's Opinion was that the documents submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.
5. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.
6. A EIAR has been submitted with this application.
7. An NIS was submitted with this application.
8. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.

9. A submission was received from Irish Water on 2<sup>nd</sup> August 2022 which states that the Applicant has engaged with Irish Water in respect of design proposal for which they have been issued a Statement of Design Acceptance for the development.
10. The public notice was published in the The Echo newspaper dated 24<sup>th</sup> June 2022. The site notice was erected on 24<sup>th</sup> June 2022.
11. The prescribed bodies for the purposes of the application are set out in article 295 of the Planning and Development (Strategic Housing Development) Regulations 2017. The following bodies were circulated with the application documentation in accordance with the advice from ABP: 311818-21
  - **Irish Water.**
  - **Transport Infrastructure Ireland.**
  - **National Transport Authority**
  - **Minister for Culture, Heritage and the Gaeltacht,**
  - **The Heritage Council,**
  - **An Taisce-the National Trust for Ireland.**
  - **An Comhairle Ealaíon,**
  - **Faite Ireland**
  - **The relevant Childcare Committee**

Copies of the letters have been submitted

12. Deadline for making submission was 2<sup>nd</sup> August 2022 and 3 submissions have been received.
13. The Chief Executives report of Cork City Council was received on 22<sup>nd</sup> August 2022.
14. Site history identified by the applicant:
 

|                          |            |                   |
|--------------------------|------------|-------------------|
| TP00/24611               | Commercial | Granted           |
| TP07/32686 & PL28.232275 | Mixed      | Granted on appeal |
| TP22/40809               | Mixed      | FOI               |

File for assessment and report.

