



An
Bord
Pleanála

Memorandum ABP-313994-22

To: Inspector
From: David Behan EO
Re: 319 no. residential units (203 no. houses and 116 no. apartments). Cork
GAA Lands, Old Whitechurch Road, Kilbarry, Cork City.
Date: 21st September 2022

1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €136.80 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.kilbarryshd.ie
3. The planning application was validated on 4th July 2022.
2. Pre-application consultations in accordance with section 5 of the Act of 2016 were held with under reference ABP-311924-21. 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 (see attached Record of Meeting, Inspector's Report and ABP Opinion)
3. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.
4. An EIAR has been lodged in respect of the above application.
5. An NIS has been lodged in respect of the above application.

6. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.
7. Irish Water states that the proposed connection can be facilitated. A suitably sized pumping station may be required.
8. The public notice was published in the The Echo newspaper dated 1st July 2022. The site notice was erected on 1st July 2022.
9. 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:
 - National Transport Authority
 - Cork City Childcare Committee
 - Irish Water
 - An Taisce
 - Heritage Council
 - Minister for Housing, Local Government and Heritage
 - Inland FisheriesCopies of the letters have been submitted
10. Submissions may be made for a period of five weeks from the date of receipt of the application by ABP, as the application was received on 4th July 2022, the last day for submissions was 8th August 2022. 23 submissions have been received. Oral Hearing request received from Isobel Abbot.
11. The Chief Executive's Report of Cork City Council was received on 29th August 2022.
12. Site history identified by the applicant:
S/02/5924, Permission was sought for light industrial units. Withdrawn

File for assessment and report.