

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development  
Application to An Bord Pleanála**

Cairn Homes Properties Ltd., intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Castletreasure / Maryborough (townlands), Carr's Hill/Carrigaline Road (R609), Douglas, Co. Cork.

The development will consist of the construction of a strategic housing development comprising 472 residential units, a crèche and all associated ancillary development works.

The proposed 472 no. residential units are broken down as follows:

- (a) 234 no. semi-detached and terraced houses comprising 67 no. 4 bed units and 167 no. 3 bed units;
- (b) 93 no. duplexes/apartments and 145 no. apartments (in Blocks A, B, C & D) comprising 76 no. 1 bed units, 123 no. 2 bed units and 39 no. 3 bed units.

The development also includes a number of play areas, active amenity spaces and circa 4.4 hectares of landscaped parkland which runs northwest to southeast through the site. A section of the Ballybrack Greenway is also provided within the parkland which will connect to the existing Cork County Council cycle network at the site's western boundary via the existing Irish Water Pumping Station compound, and to the future expansion of the Greenway towards Maryborough at the site's eastern boundary.

Primary access to the proposed development will be from a new signalised junction on to Carr's Hill/Carrigaline Road (R609), which will also serve a 24 classroom Primary School (permitted under Cork County Council planning application ref. 18/5369 / An Bord Pleanála ref. ABP-302924-18) and which is located on land within the ownership of the applicant. Upgrades are also proposed to the Carr's Hill/Carrigaline Road (R609) including road widening, traffic calming and footpath connections. A second access point and footpath connections will be provided onto the Carr's Hill/Carrigaline Road (R609) (serving 98 apartments in Blocks B, C & D only) and access will also be provided via the adjoining Temple Grove residential area.

Provision is also made for the diversion of the existing 300mm Irish Water watermain, the construction of an underground wastewater pumping station and rising main to serve

Apartment Blocks B, C and D, and all other associated ancillary site development works including ground works and retaining structures, foul drainage, stormwater drainage, water supply, 7 no. electrical substation kiosks, service ducting and cabling, boundary treatments, access roads including a vehicular and pedestrian bridge over the Moneygurney Stream, gateway treatment/signage on the Carr's Hill/Carrigaline Road (R609), bicycle and car parking and landscaping. A temporary single storey marketing suite, adjoining the Carr's Hill/Carrigaline Road (R609), and signage (including hoarding) will be provided during the construction phases.

The application contains a statement setting out how the proposal will be consistent with the objectives of the of the 2014 Cork County Development Plan and the 2017 Ballincollig Carrigaline Municipal District Local Area Plan.

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 the 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 County Council. The application may also be inspected online at the following website set up by the applicant: <http://douglasshdplanning.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, 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: Tom Halley (Agent: McCutcheon Halley Planning Consultants, 6 Joyce House, Barrack Square, Ballincollig, Co. Cork).

Date of publication: 2 May 2019