

Planning Notices

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

Coghroo Development Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at Coolflugh, Coghroo, Tower, Cork.

The development will consist of:

The construction of a mixed-use residential and retail development and all ancillary site development works, including the demolition of 2 no. existing agricultural structures. The proposed residential development comprises the construction of 198 no. residential units, two storey creche, two storey café building, ESB substations, and single storey retail food store. The proposed development provides for 117 no. dwelling houses consisting of 5 no. 4 bedroom detached houses, 44 no. 4 bedroom semi-detached houses, 8 no. 4 bedroom townhouses, 14 no. 3 bedroom semi-detached houses, 24 no. 3 bedroom townhouses and 22 no. 2 bedroom townhouses. The proposed development includes 81 no. apartment/duplex units consisting of 2 no. 3 bedroom, 35 no. 2 bedroom and 44 no. 1 bedroom units, 79 no. 3 of the proposed apartment/duplex units will be provided in 6 no. 3 storey apartment buildings with ancillary communal areas and bicycle parking facilities, 2 no. apartment units will be provided at first floor level of a proposed café building to the south of the site.

The proposer retail development consists of a single storey retail food store with a net sales area of 1,315 m² which includes the sale of alcohol for consumption off premises, totem sign and ancillary building signage, servicing areas, surface car park and bicycle parking facilities. The proposed development includes a proposed two storey café building with café on ground floor and 2 no. apartments at first floor level.

Access to the proposed development will be via 2 no. entrances from the R617, one which will serve the proposed residential development and one to serve the proposed retail development. A separate pedestrian entrance is to be provided from the existing cul-de-sac to the north east of the site. The proposed development makes provision for the upgrade of the R617, including the installation of footpath/cycle infrastructure, signalled pedestrian crossing and the relocation of the existing public bus stop to the west of the R617. Ancillary site development works include flood defence works, public realm upgrades, amenity walks, public open spaces, an urban plaza to the east of the proposed retail unit and the undergrounding of existing overhead lines.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork County Development Plan 2014 and Blarney Macroom Municipal District Local Area Plan 2017. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. 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.coghrooshd.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 or 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. 01-6588100).

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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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

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Cork County Council - Castlemartyr Country Hotel Resort Limited intend to apply for permission for the development at the Castlemartyr Resort Hotel, Co. Cork, P25 X300. The application site area extends to approximately 1,946 sq. m, with the proposed development limited to an area of 534.7 sq. m at first floor level only at Castlemartyr House. The development will comprise: the subdivision of 2 no. bedroom suites amalgamation with ancillary operational spaces and refurbishments to create 4 no. bedroom suites. The proposed works will include internal alterations (including demolition of existing walls, erection of new walls, infilling of existing doorways and creation of new doorways) and infilling of 1 no. east-facing window. The development is proposed within the curtilage of the following Protected Structures: Castlemartyr House RPS No 000534, Castlemartyr Castle RPS 000535 and Castlemartyr Tower House RPS No. 00968. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

Situations Vacant

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Situations Vacant

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Cork County Council: Alan O'Sullivan is seeking Permission to construct 4 No. 3 Bedroom dwellings, 6 apartments and associated site works on a site of approx. 0.16 Ha. All works to be carried out at 8 - 10 Main Street, Glanworth, County Cork. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

Planning Notices

Cork City Council. We, Geared Up Limited, intend to apply for Permission for development at this site Unit 5, 15 and 18, Kinsale Road Industrial Estate, Kinsale Road, Cork, for: The change of use of the unit 5, 15 and 18 (which is a single unit), from light industrial to a warehouse with ancillary trade counters (for the sale of building related products principally to trade). The application also includes the inclusion of trade counters; mechanical plant; and signage. All ancillary and other minor works to facilitate the development. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, City Hall, Cork during its public opening hours and that a submission / observation in relation to the application may be made to the authority in writing on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Planning Notices

Cork City Council. Heaton's Unlimited Company, intend to apply for Permission for development for: removal of existing shop front canopy and a new shopfront on the east elevation of the property including: one operator sign with LED lighting and new fascia; splayed, glazed entrance with one backlit operator sign; one "bus stop" projecting sign with illuminated letters and other minor alterations ancillary to the proposed works. The property is located at 113-115 Saint Patrick Street, Cork (Easons Building). The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, City Hall, Cork during its public opening hours and that a submission / observation in relation to the application may be made to the authority in writing on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application.

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