

# The Echo

ECHO LIVE!

# Classifieds

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## Notice Planning Notices

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Regulations 2017**  
**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

Esuary View Enterprises 2020 Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at Bessborough, Ballinure, Blackrock, Cork.

The development will consist of:

the demolition of 10 no. existing agricultural buildings (sheds and log cabin residential structure and the construction of a residential development of 140 no. residential apartment units over 2 no. retained and repurposed farmyard buildings (A & B) with single storey extension and 3 no. new blocks of 3-5 storeys in height, with supporting resident amenity facilities, creche, and all ancillary site development works. The proposed development includes 140 no. apartments to be provided as follows: Block C (9 no. 1- bedroom & 25 no. 2-bedroom over 3 storeys), Block D (34 no. 1- bedroom & 24 no. 2-bedroom over 3-4 storeys), Block E (27 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block F (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block G (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block H (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block I (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block J (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block K (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block L (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block M (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block N (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block O (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block P (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block Q (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block R (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block S (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block T (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block U (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block V (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block W (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block X (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block Y (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 storeys), Block Z (34 no. 1- bedroom, 20 no. 2- bedroom over 3-4 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 Malton providing direct access to Bessborough Estate to the north including upgrades to an existing pedestrian crossing on Bessborough Road. The proposed development provides for outdoor amenity areas including publicly accessible parkland, landscaping, surface car parking, bicycle parking, bin stores, substitution, public lighting, roof mounted solar panels, waste water, 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 Bessborough Road. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2015 - 2021.

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.themadavoss.ie](http://www.themadavoss.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](http://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).

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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie)

Signed: Henry Walsh, HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Cork.  
Date of publication: 30th March 2022

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The development will consist of:

The construction of a residential development of 280 no. residential apartment units with supporting tenant amenity facilities, café, creche, 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 & 49 no. 2-bedroom over 6-10 storeys), Block B (37 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 Malton providing direct access to the greenway and wider areas.

The proposed development provides for outdoor amenity areas, landscaping, underpardon 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 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 Bessborough Road. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490).

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## Legal Section

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**Cork City Council**  
Cork City Council Permission is sought for the construction of a part two storey spill level family dwelling house and entrance with vehicular access from the existing laneway off Curranen Road with waste water treatment system and soil polishing filter, domestic well, and all associated site works at Ballinure, Carrigrohane, 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, 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.

### Cork City Council

CroCoon Engineers Ltd, 4 Main St., Barry, Co. Cork & Unit 18, Airport East Business & Technology Park, Co. Cork (Tel: 027 50123 / 021 4310709 web: [www.crocon.ie](http://www.crocon.ie)) seek permission for conversion of ancillary office space & store space to residential accommodation to include fenestration alterations to rear elevation, partial demolition of existing roof, construction of third floor stair core and roof terrace, internal alterations and all associated site works at 28 Grand Parade, Cork on behalf of Tim Deasy. 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.

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**Cork County Council:**  
TTAN Containers are applying for permission to develop a container storage facility with containers varying in sizes from 20 feet to 40 feet in length, 3m high pallet security fencing around perimeter and all associated site works at Fodapoint Enterprise Park, Killydooyne Td. Carrigrohane, Co. 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, County Hall, Carrigrohane Road, Cork, during its public opening hours, i.e. 9.00a.m. to 4:00 p.m. Monday to Friday (excluding public holidays). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and 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.

### Cork City Council

Permission is sought for single storey front extension to an existing bungalow, garage conversion, elevational changes along with connection to the public sewer, works at Orchard Villas, St. Ann's Hill, Tower, Cork by Sean Crowley and Audrey Lacey. 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.

### Cork City Council

Sigma Homes is applying on behalf of Jason Keegan & Louise Coleman for Permission for alterations & extensions to dwelling house consisting of a new first floor area, ground floor rear extensions necessitating relocation of garage, entrance canopy, elevational changes and widening existing entrance, along with all associated site works and services at Emeraldale, Tigher Road, 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, 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.

### Notice Planning Notices

**Cork City Council:**  
Liam Quinlan, intend to apply for permission for a development at 14 Princes Street, Cork City, Co. Cork. The development will consist of: The change of use of derelict offices located on the 1st and 2nd floor, to 3no. Apartments, comprising of 2no. two bedroom apartments & 1no. one bedroom apartments and all ancillary site development works. 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, County Hall, Carrigrohane Road, Cork, 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.

### Cork City Council:

Permission is sought for single storey side and rear extension to existing bungalow including new treatment unit and percolation area, elevational changes, site and ancillary works at Rathmacollig East, Ballinryan, T12 V5PW by Galvan O'Connell. 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.

### Cork County Council

Jim Luby and Tom Rodgers (Joint Receivers of Certain Assets of John & Elaine Barry) intend to apply for planning permission for the construction of 11 no. dwelling units and all associated ancillary development works including access, parking, drainage, landscaping and amenity areas at Elder Grove, Castle Heights, Kilmoney (Townland), Carrigaline, Co. Cork. The proposed dwelling houses will replace 12 no. residential units previously permitted under Cork County Council Ref: 17/4176. 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.

### Notice Planning Notices

**Cork City Council:**  
Titan Construction, on behalf of Declan Allen, wish to apply for permission for the formation of new vehicular & pedestrian entrances to the site from the public road in order to provide off-street car parking at #8 Curragh Road, Turners Cross, Cork, T12 K448 - Change of site layout from that refused under Planning Ref: 21/40442. 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 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.

### Cork City Council:

Titan Construction, on behalf of Elisa Serra Portero, wish to apply for Permission for a single & 2-storey extension to the rear of an existing dwelling, elevational alterations to the side at first floor level & all other associated site works at 12 Green View, Riverway, South Douglas Road, Cork - T12 WR1C. 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 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.

### Cork County Council:

Christy Crowley Architectural/ Planning Consultant/ Building Supervisor of Cove Rd, Reenour West, Barry, Co. Cork on behalf of Richard Walsh and Angela Cagney is applying for the following: - Permission for retention of extension and subdivision of an existing dwelling to form a main dwelling with attached ancillary dwelling. Permission also sought for revised site boundaries from that previously granted under Pla. Ref. No. 03/4801 and for all associated site works at Clashmore, Ballydeobh, Co. 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 Norton House, Skibbereen, Co. Cork 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 five weeks beginning on the date of receipt by the authority of the application.

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More Classifieds on next page