

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

SITE NOTICE

Please note the withdrawal of the notice that was published in the Irish Examiner on 28th February, 2020 for the proposed development at Denroches Cross. This is withdrawn as a consequence of the COVID19 Public Health restrictions. The current and applicable notice for the proposed development is published today, see below.

Any submissions already received by Cork City Council on the proposed development under the previously advertised notice of the 28th February 2020 will be retained and taken into consideration under this advertisement, unless the submitter notifies Cork City Council of the withdrawal of such submission prior to the 31st July 2020.

NOTICE UNDER SECTION 179 OF THE PLANNING & DEVELOPMENT ACT 2000
AS AMENDED & PART 8 OF THE PLANNING & DEVELOPMENT REGULATIONS 2001 AS AMENDED

Pursuant to the requirements of Part 8 of the Planning & Development Regulations 2001 as amended, Notice is hereby given that the development as described hereunder ("the proposed development") is proposed to be carried out for Cork City Council by way of a project agreement with Cetti Limited ("the developer").

The **Denroches Cross** proposed development comprises of the demolition of vacant sheds and the construction of 43 no. residential units in a 5-storey apartment building and 3-storey units consisting of ground floor apartments and 2-storey duplex units at Glasheen Road and Magazine Road, Cork all designed to take into account the existing urban architecture.

The development site area is approximately 0.18 hectares. The site is located in an urban area and sits between Glasheen Road and Magazine Road, to the southwest of Cork City Centre. Access to the development will be via Glasheen Road and Magazine Road.

The proposed works include:

- The demolition of existing vacant buildings.
- Construction of 43 No. residential units in 2 no. three to five storey blocks consisting of:
 - 18 No. 1 Bedroom Apartments
 - 20 No. 2 Bedroom Apartments
 - 5 No. 2 Bedroom Duplex Units
- All ancillary site works and signage as outlined on the plans and particulars.
- Boundary Works - To the North is Magazine Road, to the South is Glasheen Road, to the east of the site the existing boundary is formed by the neighbouring properties. To the West the existing boundary is to be retained and in the North West corner lowered to allow overlooking of the adjoining open space.

In accordance with the Habitats Directive, an **Appropriate Assessment (AA) Screening** has been carried out on the project, in relation to any potential impacts upon the Cork Harbour Special Protection Area [Site No. 004030] and the Great Island Channel Special Area of Conservation [Site No. 001058]. The findings of the AA screening noted that no significant effects on any Natura 2000 sites is likely and it was not necessary to undertake any further stage of the Appropriate Assessment process.

In addition, the proposed development has been screened to determine whether an **Environmental Impact Assessment (EIA)** is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

Plans and particulars of the proposed development, including an Appropriate Assessment Screening Report and an Environmental Impact Assessment Screening Report, will be available for inspection from **Friday 19th June 2020 until Friday 17th July 2020**:

- Online at <https://consult.corkcity.ie/>
- at the offices of the Community, Culture & Placemaking Directorate, City Hall, Anglesea Street, Cork between 10.00am and 4.00pm Monday to Friday excluding bank holidays, BY APPOINTMENT ONLY. Please contact 021-4924570 to make an appointment.

A copy of the documents may be purchased, on payment of a specified fee not exceeding the reasonable cost of making a copy. Requests for a copy of the documents may be made by contacting 021-4924570.

Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated, may be made:

- Electronically through <https://consult.corkcity.ie/>
- in writing to **Alison O'Rourke, Senior Executive Officer, Housing Directorate, Cork City Council, City Hall, Anglesea Street, Cork.**

The closing date for submissions and observations is **Friday 31st July 2020 at 4.00pm.**

All comments, including names and addresses of those making submissions and observations, submitted to Cork City Council in regard to this scheme, will form part of the statutorily required report to be presented at the monthly meeting of Cork City Council. Accordingly, they will be included in the minutes of that meeting and may appear in the public domain. Cork City Council will retain data for no longer than is necessary and in accordance with the Council's Data Protection Policy and Privacy Statement (which are available to view on www.corkcity.ie) and relevant Data Protection legislation.

**Ann Doherty
Chief Executive
Cork City Council**

Date **19th June 2020**