

**COMHAIRLE CATHRACH CHORCAÍ  
CORK CITY COUNCIL**

**SITE NOTICE**

Please note the withdrawal of the notice that was published in the Irish Examiner on 28<sup>th</sup> February, 2020 for the proposed development at Hawkes Road. This is withdrawn as a consequence of the COVID19 Public Health restrictions.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 28<sup>th</sup> 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 31<sup>st</sup> 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 OBR Construction Group ("the developer").

The **Hawkes Road** proposed development comprises of the construction of 67 no. residential units comprising 27 no. apartments in 4 no. three-storey apartment buildings and 40 no. two-storey maisonette units at Bishopstown Road, Bishopstown, Cork.

The development site, measuring approximately 1.06 hectares, is located on Bishopstown Road, Bishopstown, Cork, and at its junction with Hawkes Road, in a medium density residential area. The site is located approximately 4 km from the City Centre (to the east) and approximately 7 km from Ballincollig (to the west). The site is accessed via the Bishopstown Road to the south east of the site.

The proposed works include:

- Construction of 67 No. residential units consisting of;
  - 4 no. three-storey apartment buildings containing:
    - 10 No. 1 Bedroom Apartments
    - 17 No. 2 Bedroom Apartments
  - 40 no. two storey houses containing:
    - 34 No. 2 Bedroom Maisonette Units
    - 6 No. 3 Bedroom Maisonette Units
- All ancillary site works and signage as outlined on the plans and particulars.
- Boundary works - Where there is an existing boundary, this will be retained and supplemented where required. In areas where there is no current boundary a 1.8m high block wall is proposed.
- The site is provided with 23 no. car parking spaces which include 2 no. disabled spaces and 3 no. electric vehicle spaces. There are 34 no. bike spaces provided.

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 19<sup>th</sup> June 2020 until Friday 17<sup>th</sup> 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 31<sup>st</sup> 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](http://www.corkcity.ie)) and relevant Data Protection legislation.

**Ann Doherty  
Chief Executive  
Cork City Council**

**Date 19<sup>th</sup> June 2020**