

**Planning Notices**

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**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**

The Land Development Agency intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 5.7 ha, on lands located at the Former St. Kevin's Hospital and Grounds, Shanakiel, Cork (A Protected Structure, 'Our Lady's Hospital' RPS Ref. PS620). The development, with a total gross floor area of c 24,344 sq m, will provide 266 no. residential units, a crèche and office enterprise centre. The development will consist of 46 no. town houses (32 no. 3 bedroom units and 14 no. 4 bedroom units) arranged in 11 no. two storey blocks; 54 no. ground floor 2 bedroom duplex apartments and 36 no. 3 bedroom and 18 no. 4 bedroom duplex townhouses above arranged in 7 no. three storey blocks and 52 no. walk-up apartments (11 no. 1 bedroom apartments and 41 no. 2 bedroom apartments) arranged in 3 no. four storey blocks. The development will also include the stabilisation, conversion, renovation and internal reordering (including new structural frame and floors) of the former St. Kevin's Hospital building to provide 60 no. apartments (26 no. 1 bedroom and 34 no. 2 bedroom apartments) a 440 sq m crèche at ground floor level, with ancillary outdoor play area and the conversion of the 630 sq m former chapel building to provide a new Office Enterprise Centre. The proposed development will include 241 no. surface car parking spaces and 563 no. bicycle parking spaces.

The development will also consist of the demolition of 2,901 sq m of former hospital buildings and associated outbuildings (including the demolition of the 1,129 sq m former two storey St. Dymna's Hospital block; 672 sqm of the rear toilet blocks and contemporary stair cores to the side and rear of the St. Kevin's Hospital building; the 220 sq m two storey former Doctors House; the 50 sq m one storey hospital mortuary building; 480 sq m of shed buildings to the rear of the Chapel; the 151 m retaining wall to the immediate south of the St. Kevin's Hospital building and the partial demolition of the existing 350 sq m link corridor structure, to be replaced with an integrated landscaped amenity area in the footprint of the original structure.) 2 no. new 228 sq m extensions with bridge access are to be provided to the rear of the St. Kevin's Hospital Building and 2 no. 31 sq m new glazed porch extensions to the south.

The development will also include the provision of a play area to the immediate east of St. Kevin's Hospital; private, communal and public open space (including all balconies and terraces at all levels); internal roads and pathways; pedestrian access points; hard and soft landscaping; boundary treatments including the repair of some existing boundary walls; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; new retaining walls; a new internal access road; changes in level; services provision and related pipework; electric vehicle charging points; attenuation tanks; SUDS; signage; the upgrading of the existing access from Beechtree Avenue; public lighting and all site development and excavation works above and below ground. 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, 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. The application 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.stkevinsshd.com](http://www.stkevinsshd.com)

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: John Gannon (Agent - Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449). Date of Publication of Newspaper Notice: Friday 11th December 2020

**CORK COUNTY COUNCIL**  
Kingdom Hall of Jehovah's Witnesses, Drishane Road, Millstreet, Co. Cork P51 K124 I, Matthew Hindmoor, acting on behalf of Watch Tower Bible and Tract Society of Ireland, intend to apply to Cork County Council for development at the above address for Planning Permission to make alterations to place of worship; including new accessible entrance and exit, alterations to elevations, new signage, interior refit and associated 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 during its public opening hours. A submission or observation in relation to the application may be made to the authority in writing, on payment of the prescribed fee, within a period of 5 weeks beginning on the date of receipt by the authority of the application.

**Cork County Council:** Further Information on Planning Reference 20/04041 by Soleira Renewables SPV Limited for Permission at Townlands of Ballyroe, Dromin, Ballynadrídeen Ardneagehy, Rathnacally and Clashganniv in Ballyhea Charleville, Co. Cork Significant Further Information in relation to the application has been furnished to the Planning Authority and is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Authority during office hours and a submission or observation in relation to the further information may be made in writing to the Planning Authority on payment of the prescribed fee within 5 weeks of the date of receipt of the revised notice by the Planning Authority.

**Cork County Council:** Permission is sought for a domestic garage by Johanna Kelleher at Leighmoney More, Dunderrow, Kinsale. 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 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.

**Cork County Council:** Permission is sought for a dwelling house and all associated site works at Gaggan, Bandon by Jack O'Neill. 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 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.

**Cork County Council:** Alan Molan intends to apply for retention permission/permission for works at Maryville Stables Knocknaluragan, Carrigaline, Co. Cork. Retention permission is being sought for (a) use of 3 no. outdoor sand arenas for equestrian activity, (b) change of use of agricultural land to 2 no. vehicle parking areas, (c) use of existing entrance and internal access road to serve equestrian centre, (d) change of use of part of existing barn to café with ancillary kitchen and elevational changes, (e) a tack shop with adjacent shelter/canopy structure, (f) 8 no. circa 8 metre high floodlights and 4 no. circa 6 metre high floodlights serving 2 no. outdoor sand arenas, (g) a mobile judges box, (h) a tiered seating stand. Permission is also being sought for (a) the upgrade on-site wastewater treatment system, (b) removal of an existing temporary portacabin, (c) replacement and relocation of on-site toilet building, (d) and all other associated 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 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 County Council** Lorna and Joseph Ryan intend to apply for planning permission for the conversion of two existing dwelling houses into single dwelling. Construction of single storey extension to front. Alterations to existing elevations and windows/new windows. Increase in pitch and insertion of rooflights to rear single storey roof. Alterations to interior of building, landscaping and drainage to accommodate works. All of the works at Garraneheen, Kilbrittain, 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 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 by Saoria O'Sullivan for the construction of a new dwelling, treatment system, domestic entrance and all associated site works at Old Blarney Road, Clogheen, 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 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 County Council:** Permission sought of the alterations and extension of existing dwellinghouse to include demolition of existing boiler house, 2 storey extension to the existing dwellinghouse, upgrade of existing waster water system together with all ancillary site works at Glebe, Coachford for Christopher Dineen and Marian McGurriin 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 County Council:** Permission sought to construct dwelling, domestic garage, install sewage treatment system and for all associated site works at Councambeg, Clonakilly for Noreen Hayes. 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. 9.00am to 4.00pm 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 Retention and Permission to complete a single storey bay window to the front elevation of a dwelling house at 32 Capwell Avenue, Cork, T12VOC5. By Eileen Nottle. 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:** We, Brian O'Kennedy & Associates on behalf of Mall Tavern Ltd intend to apply for permission for change of use of ground floor commercial unit to café/restaurant, at 24 Princes Street, Cork City. 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.

**Cork City Council:** Further Information/Revised Plans have been furnished for T.P. 20/39244 at Ard Na Chuilinn, Hollymount, Lee Road, Cork by Maeve Durkan and Gerry Hand. The significant further information/ revised plans in relation to the application have been furnished to the planning authority, and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the authority during office hours, and a submission or observation in relation to the further information/revised plans may be made in writing to the planning authority on payment of the prescribed fee within two weeks of the date of receipt of this further information/revised plans.

**Cork County Council:** I Sean Barrett wish to apply for the retention planning permission for (i) a 2-storey extension (36.4m<sup>2</sup>) to the rear of dwelling house and (ii), a single storey garage, which has been constructed larger than previously permitted (26.9m<sup>2</sup> larger) under planning reference 06/7787, all at Rathorgan, Dungourney, 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 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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1 person bed sit, Cross Douglas Rd, €340 per month. Text 086-8594444.

**Personal**

**Alcoholics Anonymous**

The Alcoholics Anonymous open meeting in South Parish Community Centre has been suspended due to the covid 19 crisis. 085-8470880 12noon-10pm [info@corkaa.org](mailto:info@corkaa.org)

Gamblers Anonymous Ph. 087-2859552

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**Legal Notices**

**It's all in the planning!**

Legal Notices  
021-4274455  
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