

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

Westbrook Housing Company Ltd., intend to apply to An Bord Pleanála for a 5-year planning permission for a strategic housing development at Cooney's Lane, Graigue (townland), Grange, Co. Cork.

The development will consist of:

- a) The demolition of an existing dwelling, 1 no. farm building and derelict coach house and the partial demolition of 1 no. farm building;
- b) The construction of 251 no. residential units to include 176 no. dwelling houses (comprising a mix of 2, 3, 4 & 5 bed, detached, semi-detached & terraced/town houses); 75 no. apartments/duplexes (comprising a mix of 1, 2 & 3 bed duplexes/apartments in 10 no. 2-3 storey blocks); and 1 no. creche;
- c) The provision of landscaping and amenity areas to include a kick about area, a basketball court, playgrounds, an amenity walkway along the southern and eastern boundaries of the proposed development, pocket parks, localised seating areas, garden parks and footpaths and cycle lanes;
- d) All associated ancillary development to include the re-alignment of Cooney's Lane to the west, traffic calming measures on Cooney's Lane and the Bellevue Road, lighting, drainage, boundary treatments, bicycle & car parking, bin storage and the proposed minor diversion of the 38kv overhead line currently traversing the site.

The application contains a statement setting out how the proposed development is consistent with the objectives of the 2014 Cork County Development Plan and the 2017 Ballincollig Carrigaline Municipal District Local Area Plan.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during the public opening hours at the offices of An Bord Pleanála and Cork County Council. The application may also be inspected online at the following website set up by the applicant: www.meadowbrome.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, 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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: Cora Savage (Agent: McCutcheon Halley Planning Consultants, 6 Joyce House, Barrack Square, Ballincollig, Co. Cork).

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