

**Notice of Strategic Housing Development  
Application to An Bord Pleanála**

Hibernia Star Limited, intend to apply to An Bord Pleanála for a 10 Year Permission for a Strategic Housing Development at this site at

Jacob's Island, Ballinure, Mahon, Cork.

The development will consist of

the construction of 489 no. apartments, creche and offices in 5 no. blocks ranging in height from part-1 to part-8 no. storeys over lower ground and semi-basement podium levels. The proposed development is located adjacent to a Strategic Housing Development permitted by ABP-301991-18 and amended by ABP-310378-21 containing 6 no. blocks (Blocks 3, 4, 7, 8, 9 & 10) with existing Blocks 1, 2, 5 & 6 constructed on foot of T.P. 24609/00.

The development will contain 1 no. studio, 161 no. 1 bedroom apartments and 327 no. 2 bedroom apartments.

- Block 11 is part-3 to part-6 no. storeys over semi-basement podium and lower ground levels and will contain 101 no. apartments.
- Block 12 is part-1 to part-4 no. storeys over undercroft car parking and lower ground level office building (4,112 sq m) comprising 2,934 sq m of office floor area.
- Block 13 is part-2 to part-8 no. storeys over lower ground levels and will contain a crèche over 2 no. levels (381 sq m) and 39 no. apartments.
- Block 14 is part-3 to part-6 no. storeys over lower ground level and contains 130 no. apartments.
- Block 15 is part-3 to part-6 no. storeys over semi-basement, podium and lower ground level and contains 219 no. apartments and ancillary resident amenity spaces (576 sq m).

Blocks 12 and 13 will contain ancillary commercial areas including a creche (381 sq m) and offices (4,112 sq m). The development will also contain supporting internal resident amenity spaces (576 sq m) and external communal amenity spaces.

The proposed development also provides for hard and soft landscaping, boundary treatments, public realm works, car parking, bicycle parking, bin stores, signage, lighting, PV panels, sprinkler and water tank, substations, plant rooms and all ancillary site development works above and below ground.

**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.jacobsislandshd.ie](http://www.jacobsislandshd.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).

Signed: 

Harry Walsh, HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Cork.

Date of erection of site notice:

24<sup>th</sup> June 2022