

## AN BORD PLEANALA

APPEAL NOTIFIED FROM 22/08/2022 TO 26/08/2022

## FUNCTIONAL AREA: Cork City

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE
21/40702	Leeside Quays Ltd. c/o Orla O Callaghan -Suite 437 and 455 No.1 Horgans Quay Waterfront Square Cork City T23PPT8	Permission		26/08/2022	For a 10-year planning permission for a proposed mixed-use development comprising 4 no. new buildings and the conversion of the Odlum's Building (Record of Protected Structures (RPS) ref. PS856) over a total planning application site area of 1.437 Ha bounded by Kennedy Quay to the north, Marina Walk to the south, Victoria Road to the west and Mill Road to the east, all in the South Docklands of Cork City. The application area is in two parts consisting of a site adjoining Victoria Road to the west and a site adjoining Mill Road to the east. Development proposed in the western part of the planning application area consists of new development to a maximum of 12 no. storeys: (a) Site clearance including the demolition of existing structures consisting of 2 no. silo buildings (R & H Hall) with associated covered conveyors and ancillary single storey buildings, and existing boundary treatments. (b) The construction of 4 no. buildings ranging in height from 9 to 12 storeys over a double basement: Block B of approx. 8,381 sq.m. and 11 no. storeys to hold ground floor convenience retail and entrance to overhead 80 no. apartments (30 no. one bed; 40 no. two bed and 10 no. three bed).Block C1 of approx. 12,169 sq.m. and 9 no. storeys to hold ground floor café and office space, upper floors to be used as office space. The office spaces have been designed to be suitable for a single user or multiple users with subdivisions.Block C2 of approx. 10,633 sq.m. and 9 no. storeys to hold ground floor café and office space, upper floors to be used as office space. The office spaces have been designed to	24/08/2022

## AN BORD PLEANALA

APPEAL NOTIFIED FROM 22/08/2022 TO 26/08/2022

## FUNCTIONAL AREA: Cork City

be suitable for a single user or multiple users with subdivisions. Block C3 of approx. 16,212 sq.m. and 12 no. storeys to hold ground floor whole foods convenience store and entrance to office space. Upper floors to be used as office space, the office spaces have been designed to be suitable for a single user or multiple users with subdivisions. Development proposed in the eastern part of the planning application area consists of reuse of the Odlum's building and new development to a maximum of 9 no. storeys as follows: (c) Conservation works including part demolition, alterations, extension and change of use of the Odlum's Building (RPS ref. PS856) to provide for; retail and/or café use, office space, conference facilities, food and beverage space, a cinema including a bar/ dining area, a bar/restaurant and 84 no. apartments (35 no. one bed; 35 no. two bed, and 14 no. three bed). The proposed extension to the Odlum's Building will result in a block (Block E) ranging from 7 storeys to the north (fronting Kennedy Quay) to 9 storeys to the south (fronting Marina Walk). The application includes: (d) Vehicular access to the double basements proposed from two locations off Marina Walk. The basements are to provide car, motorcycle and bicycle parking and services areas. (e) The application area includes pedestrian streets, internal and external amenity areas for residents and visitors and a hard and soft landscaping and public realm plan. The proposed development includes all associated and ancillary development and servicing works, including storage, plant and management facilities. This proposal is concurrent with another by the same applicant for a rehabilitation hospital, proposed to be

## AN BORD PLEANALA

## APPEAL NOTIFIED FROM 22/08/2022 TO 26/08/2022

## FUNCTIONAL AREA: Cork City

					located to the immediate west of this application site. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) prepared in respect of the proposed development and the neighbouring proposed rehabilitation hospital accompany this planning application. Lands between Kennedy Quay (North) Marina Walk (South) Victoria Road (West) and Mill Road (East) South Docks Cork City	
21/40713	Leeside Quays Limited c/o Orla O Callaghan Suite 437 and 455 No. 1 Horgans Quay Waterfront Square Cork City T23PPT8	Permission		26/08/2022	For a 10-year planning permission for a proposed rehabilitation hospital on a triangular planning application site area of 0.249 Ha bounded by Kennedy Quay to the north and Victoria Road to the west in the South Docklands of Cork City. Development proposed consists of: (A) Site clearance consisting of the remainder of former administration buildings (part single and two storey on Kennedy Quay with associated weighbridge), and existing boundary treatments. (B) The construction of one 7 storey building over a double basement of 11,332 sq.m. to be used as a rehabilitation hospital. The proposed rehabilitation hospital is to hold 130 no. individual patient rooms over 5 floors (2nd to 6th floors) with associated first and ground floor uses. First floor uses include; offices, consulting and treatment rooms. Ground floor uses include; reception, café/restaurant, pharmacy, offices and therapy pool. (C) The double basement proposed is to provide car, motorcycle and bicycle parking, patient intake and services areas. (D) Vehicular access to the double basement is to be from Marina Walk. This access is the subject of a concurrent planning application. The proposed	24/08/2022

AN BORD PLEANALA

APPEAL NOTIFIED FROM 22/08/2022 TO 26/08/2022

FUNCTIONAL AREA: Cork City

				<p>development includes all associated and ancillary development and servicing works, including storage, plant and management facilities. This proposal is concurrent with another by the same applicant for a mixed-use development, proposed to be located to the immediate east of this application site. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) prepared in respect of the proposed development and the neighbouring proposed mixed-use development accompany this planning application.</p> <p>Site bounded by Kennedy Quay to the north and Victoria Road to the west in the South Docklands of Cork City</p>	
--	--	--	--	---	--

## AN BORD PLEANALA

APPEAL NOTIFIED FROM 22/08/2022 TO 26/08/2022

## FUNCTIONAL AREA: Cork City

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE
22/40809	Hibernia Star Limited c/o Harry Walsh-HW Planning 5 Joyce House Barrack Square Ballincollig Co.Cork P31KP84	Permission		23/08/2022	Permission for the construction of an office and hotel development to be provided in 2 no. buildings at Jacob's Island, Ballinure, Mahon, Co. Cork. The hotel will contain 165 no. bedrooms, meeting rooms, bar/restaurant, cafe and back of house facilities in a part-1 to part-10 no. storey over basement building. The office building (10,632 sqm GFA) will provide 8,361 sqm net office floor area and ancillary staff facilities over part-4 to part-7 no. storeys. The proposed development will also provide for: hard and soft landscaping; car parking; bicycle parking; storage; ESB substations; plant rooms; and all ancillary site development works above and below ground. A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application. The NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours of the Planning Authority. Jacobs Island Ballinure Mahon Co.Cork	22/08/2022

## AN BORD PLEANALA

## APPEAL NOTIFIED FROM 22/08/2022 TO 26/08/2022

## FUNCTIONAL AREA: Cork City

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE
22/41015	Glenveagh Homes Ltd. c/o Conor Healy McCutcheon Halley Planning Consultants 6 Joyce House Barracks Square Ballincollig Co.Cork P31YX97	Permission		29/08/2022	Permission for the construction of 3 no. dwellings and all ancillary site development works at Maryborough Ridge, Moneygurney, Douglas, Cork. The proposed development will result in alterations to the residential scheme permitted by ref no. 16/7271 consisting of the replacement of the creche with 1 no. detached and 2 no. semi-detached units. Maryborough Ridge Moneygurney Douglas Co.Cork	26/08/2022
<b>Total</b>		<b>4</b>				