

**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**

Marina Quarter Limited intend to apply to An Bord Pleanála for a 10-year planning permission for a strategic housing development at The Former Ford Distribution Site, fronting on to Centre Park Road, Marquee Road and Monahan's Road, Cork.

The development will consist of:

- a) The demolition of existing structures including a single storey building, entrance canopy, pump island canopy, flood lights and the decommissioning/removal of 3 no. underground fuel tanks; and
- b) The construction of 1,002 no. apartments (comprising a mix of studio, 1, 2 and 3 bed apartments) in 12 no. blocks, ranging in height from 4 to 14 storeys;
- c) Blocks 1 to 12 also include commercial and community facilities, including the provision of 5 no. retail units, 1 no. Montessori school, 1 no. creche (provided as part of a two-storey building connected to Block no. 3), a medical centre, bar, café, venue/performance area, 2 no. community resource spaces and ancillary signage;
- d) The provision of internal and external amenities for residents and open space/landscaping areas to include pocket parks, linear park, residential squares and urban spaces;
- e) Ancillary car, motorcycle and bike parking;
- f) Reservation for the Monahan's Road extension;
- g) The provision of 1 no. internal link road through the site linking Centre Park Road and the Monahan's Road extension;
- h) The provision of 2 no. pedestrian streets through the site linking Centre Park Road and the Monahan's Road extension; and
- i) All associated ancillary development works, including storage, plant and management facilities.

The application contains a statement setting out how the proposed development is consistent with the objectives of the 2015 Cork City Development Plan.

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, as amended, 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.

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 the 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.thesouthdocks.ie](http://www.thesouthdocks.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).

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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

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

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