

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

HQ Developments Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at **Horgan's Quay and Railway Street, Cork.**

The development will consist of an apartment building ranging in height from 7 to 10 floors over ground floor and will comprise 108 no. 1-bedroom apartments and 194 no. 2-bedroom apartments. At ground floor level, the development will consist of a creche to the corner of Railway Street and Alfred Street (272 m²) as well as 5 no. retail units ranging in size from 186 m² to 385 m² and totalling 1,231.4 m². Ancillary development to include ESB Station, switch rooms, meter rooms, comms room, generator room, management suite and residents amenity areas, car parking, bicycle parking, communal bin stores, communal open space areas and provision of rooftop solar panels. The proposed development consists of the carrying out of works to protected structure (PS178) Old Railway Station (Station Master's Building). Alterations to the Old Railway Station (Station Master's Building) includes its refurbishment, partial demolition and change of use to provide for ancillary amenities of 160 m² for the residents of the residential building. Vehicular access to the site will be via an entrance to Railway Street. The proposed development represents an alteration of the scheme permitted by T.P 17/37563.

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.resishd.horgansquay.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, 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:



(Agent: Harry Walsh, HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Co. Cork)

Date of erection of site notice: 26th August 2019