

MAP DETAILS

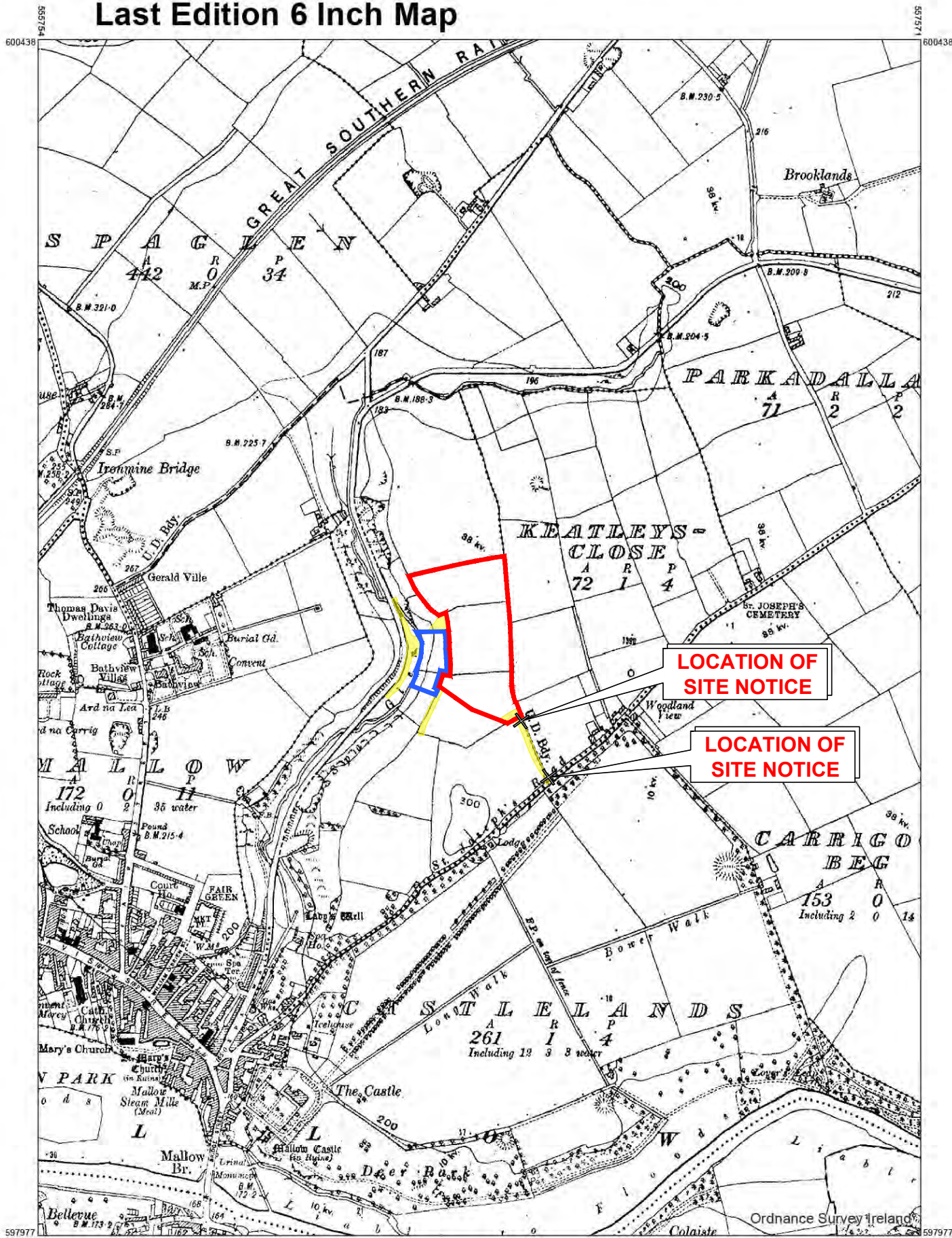
Output Format:

**CENTRE COORDINATES:**  
ITM 556663,599208

**PUBLISHED:** 04/12/2023    **ORDER NO.:** 50371792\_2

**MAP SERIES:** 6 Inch Raster    **MAP SHEETS:** CK033

Last Edition 6 Inch Map



**LOCATION OF SITE NOTICE**

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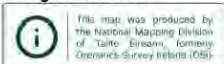
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**CAPTURE RESOLUTION:**  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture  
scale.  
Further information is available at:  
[www.osi.ie](http://www.osi.ie); search 'Capture Resolution'  
**LEGEND:**  
[www.osi.ie](http://www.osi.ie); search 'Large Scale Legend'



**Tailte  
Éireann**

- DENOTES SITE BOUNDARY
- EDGED RED
- DENOTES LANDS WITHIN APPLICANTS OWNERSHIP
- EDGED BLUE
- DENOTES WAYLEAVE
- IN YELLOW HATCH

SITE LOCATION MAP

SCALE 1:10560

P1	ISSUE FOR PLANNING	09.07.24
No.	Revision/Issue	Date

Firm Name and Address

**DEADY GAHAN**  
**DG ARCHITECTS**

EASTGATE VILLAGE, LITTLE ISLAND, CORK  
T: 021 4355016 W: WWW.DGARCHITECTS.IE  
EMAIL: INFO@DGARCHITECTS.IE

Project Name and Address  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT ARD AN GHLEANNA, MALLOW,  
CO. CORK.

Drawing Title	Date
SITE LOCATION MAP	09.07.24
Drawing No.	Drawn
22039/P/001	MP
Scale	Sheet No.
1:10,560 @ A3	1 OF 2



MAP DETAILS

Output Format:

Description:

File Names:

5953-06.dwg / 5953-11.dwg / 5953-A.dwg

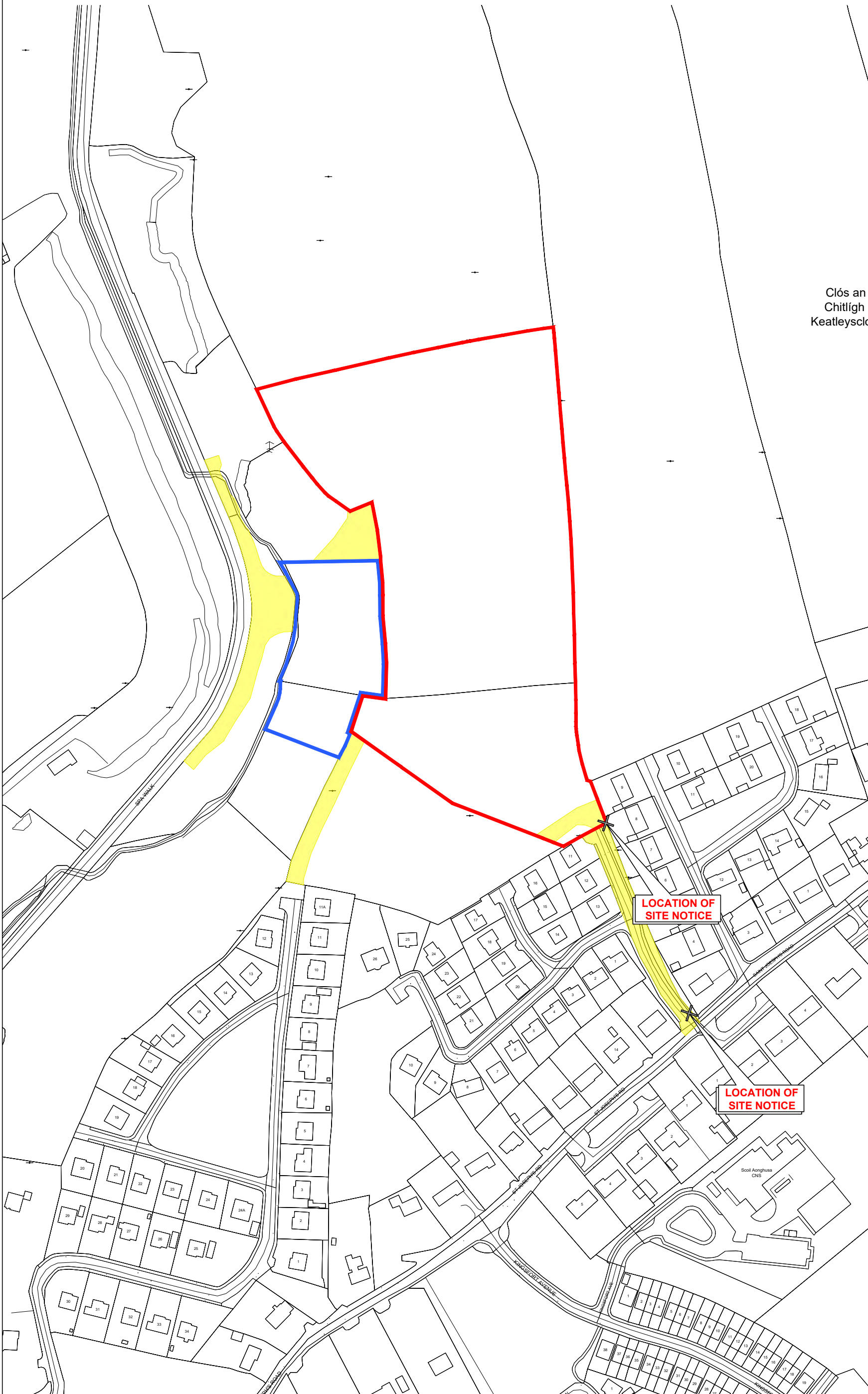
Clip Extent / Area of Interest (AOI):

LLX,LLY= 555403.597912  
URX,URY= 558386.599987

Data Extraction Date:

Date= 21-Feb-2023

Clós an  
Chitligh  
Keatleysclé



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IRELAND



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**DEADY GAHAN**  
**DG**  
**ARCHITECTS**

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CO. CORK.

Drawing Title	Date
SITE LOCATION MAP	09.07.24
Drawing No.	Drawn
22039/P/002	MP
Scale	Sheet No.
1:2500 @ A3	2 OF 2

SITE LOCATION MAP  
SCALE 1:2500

 DENOTES SITE BOUNDARY EDGED RED  
 DENOTES LANDS WITHIN APPLICANTS OWNERSHIP EDGED BLUE  
 DENOTES WAYLEAVE IN YELLOW HATCH



**PUBLIC NOTICE**

**CORK COUNTY COUNCIL**

**NOTICE PURSUANT TO: SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)**

The proposed development consists of the construction of 138 residential units and a creche on a developable area of 3.79ha on a total site area of 5.26ha on lands at Spa Glen, Mallow, Co. Cork

**Notice of Planning Application to An Bord Pleanála for Approval**

Notice is hereby given that Cork County Council intends to seek the approval of An Bord Pleanála under Section 177AE of the Planning and Development Act, 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended) to undertake the following development:

**SCHEDULE**

LOCATION	NATURE & EXTENT OF DEVELOPMENT	OFFICES AT WHICH PLANS AND PARTICULARS MAY BE INSPECTED
Lands at Mallow, Co. Cork.	<ul style="list-style-type: none"> <li>• 4 four-bed semi-detached houses,</li> <li>• 14 three-bed semi-detached houses,</li> <li>• 20 three-bed townhouses,</li> <li>• 36 two-bed townhouses,</li> <li>• 32 two-bed apartments,</li> <li>• 32 one-bed apartments,</li> <li>• 1 42-place creche</li> <li>• All associated ancillary development and works including one vehicular entrance, footpaths, cycle paths, bike and bin stores, parking, drainage, landscaping and amenity areas.</li> </ul>	Housing Directorate (Reception Area) Floor 4, County Hall, Cork
In the townland of: Spa Glen		By appointment, see Point No. 1 below.
		Kanturk Mallow Municipal District Office, Annabella, Mallow, Co Cork
		By appointment, see Point No. 1 below.

A Natura Impact Statement has been prepared as part of the application for approval in respect of the proposed development. An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

A copy of the Natura Impact Statement and the plans and particulars of the proposed development will be available for inspection free of charge between 23rd August 2024 and 4th October 2024 (inclusive of both dates) at the following locations:

1. By appointment with a member of the Council staff by calling one of the following numbers 021 4285889 or 021 4285857 or emailing [Part8Housing@corkcoco.ie](mailto:Part8Housing@corkcoco.ie)
2. The public consultation website of Cork County Council at [www.corkcoco.ie/en/resident/planning-and-development/public-consultations](http://www.corkcoco.ie/en/resident/planning-and-development/public-consultations) and you may be able to download documents from this website.
3. The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays).

The Natura Statement may be purchased for a fee (the fee shall not exceed the reasonable cost of making such a copy).

**Any submissions and observations** on the proposed development in relation to:

- i. the implications of the proposed development for proper planning and sustainable development in the area concerned,
- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European Site, if carried out,

may be made in writing to **An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 not later than on or before 5.30pm on 4th October 2024.**

A person may question the validity of any such decision by 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 section 50 of the Planning and Development Acts, 2000 to 2019.

Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice on the Board’s website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information website [www.citizensinformation.ie](http://www.citizensinformation.ie)

**Director of Services, Housing Directorate, Cork County Council.**

It should be noted that the Freedom of Information Act applies to all records held by Cork County Council.

*Personal Information may be collected by Cork County Council to enable the processing of your submission/ enquiry. Cork County Council can legally process this information as necessary to comply with its statutory/legal obligations. Such information will be processed in line with the Council’s privacy statement which is available at [www.corkcoco.ie](http://www.corkcoco.ie). For certain processes such as Temporary Road Closures, personal data may need to be transferred to a third party where such third party is the applicant. Accordingly, please indicate if you consent to the transfer of your personal information to the applicant.*

# Comhairle Contae Chorcaí

## Cork County Council

An Taisce,  
5 Fosters Place,  
Temple Bar,  
Dublin 2  
D02 V0P9

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
County Hall,  
Cork T12 R2NC, Ireland.  
Tel: (021) 4276891 Fax (021) 4276321  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



23<sup>rd</sup> August 2024

**Re: Notice by Cork County Council of Application to An Bord Pleanála for Approval under Section 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).**

Proposed construction of 138 residential units and all associated site works at Spa Glen, Mallow, Co. Cork.

A Chara,

In accordance with the provisions of Section 177AE of the Planning and Development Act 2000, as amended, and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Cork County Council of a proposed development at this site in Spa Glen, Mallow, Co. Cork.

The proposed development will consist of:

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- 32 two-bed apartments,
- 32 one-bed apartments,
- 1 42-place creche
- All associated ancillary development and works including one vehicular entrance, footpaths, cycle paths, bike and bin stores, parking, drainage, landscaping and amenity areas.

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Section 177AE documentation was put on display today and the press notice was published in the Irish Examiner today.

Please find attached documents including press notice and site locations plans in connection with the above development for your observations.

**Any submission/observation must be received by An Bord Pleanála no later than on or before 5.30pm on 4<sup>th</sup> October 2024.**

Is mise le meas,

Noreen Brennan, Administrative Officer,  
Housing Capital, Finance & PPP Unit.

Email: [part8housing@corkcoco.ie](mailto:part8housing@corkcoco.ie) or Tel: 021 4285372/086 0860087.

# Comhairle Contae Chorcaí

## Cork County Council

Bat Conservation Ireland  
Ulex House,  
Drumhell,  
Lisduff,  
Virginia  
Co. Cavan

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
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Noreen Brennan, Administrative Officer,  
Housing Capital, Finance & PPP Unit.  
Email: [part8housing@corkcoco.ie](mailto:part8housing@corkcoco.ie) or Tel: 021 4285372/086 0860087.



# Comhairle Contae Chorcaí Cork County Council

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
County Hall,  
Cork T12 R2NC, Ireland.  
Tel: (021) 4276891 Fax (021) 4276321  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



Bord Gáis  
Po Box 10943,  
Dublin 2.

23<sup>rd</sup> August 2024

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# Comhairle Contae Chorcaí Cork County Council

Department of Education  
Development Applications Unit  
Marlborough Street,  
Dublin 1  
D01 RC96

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
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# Comhairle Contae Chorcaí Cork County Council

Department of Environment  
Climate and Communications  
29-31 Adelaide Road,  
St. Kevins  
Dublin  
D02 X285

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
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# Comhairle Contae Chorcaí

## Cork County Council

Department of Housing, Local Government  
& Heritage,  
Development Applications Unit,  
Government Offices  
Newtown Road,  
Wexford,  
Co. Wexford Y35 AP90

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# Comhairle Contae Chorcaí Cork County Council

Department of Tourism, Culture, Arts, Gaeltacht,  
Development applications unit,  
23 Kildare Street,  
Dublin 2,  
D02 TD30

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
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# Comhairle Contae Chorcaí Cork County Council

Department of Transport,  
Development applications unit  
Leeson Lane,  
Dublin 2  
D02 TD30

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
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Is mise le meas,

Noreen Brennan, Administrative Officer,  
Housing Capital, Finance & PPP Unit.

Email: [part8housing@corkcoco.ie](mailto:part8housing@corkcoco.ie) or Tel: 021 4285372/086 0860087.



# Comhairle Contae Chorcaí Cork County Council

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
County Hall,  
Cork T12 R2NC, Ireland.  
Tel: (021) 4276891 Fax (021) 4276321  
Web: [www.corkcoco.ie](http://www.corkcoco.ie)



Environmental Protection Agency,  
Johnstown Castle Estate,  
Co. Wexford,  
Y35 W821.

23<sup>rd</sup> August 2024

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# Comhairle Contae Chorcaí Cork County Council

ESB Networks  
Head Office,  
Three Gateway,  
East Wall Road,  
Dublin 3.

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
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Cork T12 R2NC, Ireland.  
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Email: [part8housing@corkcoco.ie](mailto:part8housing@corkcoco.ie) or Tel: 021 4285372/086 0860087.

# Comhairle Contae Chorcaí Cork County Council

Failte Ireland  
88-95 Amiens Street,  
Dublin 1,  
D01 WR86

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
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# Comhairle Contae Chorcaí

## Cork County Council

Health and Safety Authority  
The Metropolitan Building,  
James Joyce Street,  
Dublin 1  
D01 K0Y8.

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
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# Comhairle Contae Chorcaí Cork County Council

Health Service Executive  
Environmental Health Officer,  
National Office for Environmental Health,  
Floor 2, Oak House,  
Limetree Avenue,  
Millenium Park,  
Naas, Co. Kildare W91 KDC2.

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
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# Comhairle Contae Chorcaí

## Cork County Council

Inland Fisheries Ireland  
3044 Lake Drive  
Citywest Business Campus,  
Dublin 24,  
D24 Y265

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
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# Comhairle Contae Chorcaí Cork County Council

National Monuments,  
Dept. of Housing, Local Government & Heritage,  
Custom House,  
Dublin 1.

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
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# Comhairle Contae Chorcaí Cork County Council

National Transport Authority  
Dun Sceine,  
Harcourt Lane,  
Dublin 2  
D02 WT20

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
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# Comhairle Contae Chorcaí Cork County Council

Office of Public Works  
Head Office  
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Trim,  
Co. Meath,  
C15 NX36

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# Comhairle Contae Chorcaí Cork County Council

The Heritage Council  
Áras na hOidhreachta,  
Church Lane  
Kilkenny  
R95 X264

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
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# Comhairle Contae Chorcaí Cork County Council

Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8  
D08 DK10

Halla an Chontae,  
Corcaigh T12 R2NC, Éire.  
Fón: (021) 4276891 Faics: (021) 4276321  
Suíomh Gréasáin: [www.corkcoco.ie](http://www.corkcoco.ie)  
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# Comhairle Contae Chorcaí Cork County Council

Uisce Éireann  
Colville House  
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23<sup>rd</sup> August 2024

**Re: Notice by Cork County Council of Application to An Bord Pleanála for Approval under Section 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).**

Proposed construction of 138 residential units and all associated site works at Spa Glen, Mallow, Co. Cork.

A Chara,

In accordance with the provisions of Section 177AE of the Planning and Development Act 2000, as amended, and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Cork County Council of a proposed development at this site in Spa Glen, Mallow, Co. Cork.

The proposed development will consist of:

- 4 four-bed semi-detached houses,
- 14 three-bed semi-detached houses,
- 20 three-bed townhouses,
- 36 two-bed townhouses,
- 32 two-bed apartments,
- 32 one-bed apartments,
- 1 42-place creche
- All associated ancillary development and works including one vehicular entrance, footpaths, cycle paths, bike and bin stores, parking, drainage, landscaping and amenity areas.

**A Natura Impact Statement has been prepared as part of the application for approval in respect of the proposed development.** An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required.

Section 177AE documentation was put on display today and the press notice was published in the Irish Examiner today.

Please find attached documents including press notice and site location maps in connection with the above development for your observations.

**Any submission/observation must be received by An Bord Pleanála no later than on or before 5.30pm on 4<sup>th</sup> October 2024.**

Is mise le meas,

Noreen Brennan, Administrative Officer,  
Housing Capital, Finance & PPP Unit.  
Email: [part8housing@corkcoco.ie](mailto:part8housing@corkcoco.ie) or Tel: 021 4285372/086 0860087.