

CORK COUNTY COUNCIL

SITE NOTICE

We, **Ruden Homes Ltd.**, intend to apply for **Permission**

For development at:

Courtstown (Townland), Little Island, County Cork

The development will consist of:

Permission for the following Large Scale Residential Development (LRD) comprising:

- (a). The construction of 172 no. residential units to include 146 no. dwelling houses (with 83 no. dwelling houses to include the option for constructing a ground floor extension to the rear); 6 no. duplex units; and 20 no. apartments.**
- (b). Provision of 1 no. creche and 4 no. commercial units to provide for a range of uses which may include Class 1 'Shop', Class 2 'Financial and Professional Services', Class 3 'Other Offices' and Class 8 'Medical/Health Services' as may be required by future operators.**
- (c). Upgrading of the existing vehicular access to the site and the creation of a signalised junction on Ballytrasna Park Road (L-2985-0), including footpaths, cycle lanes and pedestrian/bicycle crossing points, to facilitate access into the site.**
- (d). The provision of a new distributor road, including footpaths and cycle lanes, connecting the proposed residential development with Ballytrasna Park Road.**
- (e). All associated infrastructure and ancillary development works to include the provision of roads, footpaths and cycle lanes as well as the provision of vehicular connections to adjoining lands with pedestrian/cycle facilities; Proposed diversion and undergrounding of the existing 10KV overhead electricity line and associated poles traversing the site; landscaping & amenity areas, lighting, drainage and services connections; bicycle and car parking; bin storage; and boundary treatments including fencing and landscape buffer of mixed native hedge planting along the eastern boundary of the site.**

The application may be inspected online at the following website set up by the applicant:

www.vickeryshalllrld.ie

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, County Hall, Carrigrohane Road, Cork, during its public opening hours, i.e. 9.00a.m to 4.00p.m Monday to Friday (excluding public holidays). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



For and on behalf of Ruden Homes Ltd.,
Brian McCutcheon, McCutcheon Halley Planning Consultants,
6 Joyce House, Barrack Square, Ballincollig, Co. Cork.

Date of erection of site notice:

15th July 2024