

The Secretary
Strategic Housing Section
An Bord Pleanála
64 Marlborough Street
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D01 V902

28th March 2022

HW Planning

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Director:

Harold Walsh

Company Reg. No:

486211

Re: Strategic Housing Development Application.

The demolition of existing structures and the construction of a strategic housing development of 190 no. apartments, creche, 3 no. café/restaurant units, 2 no. retail units and supporting tenant amenity facilities (and all ancillary site development works at Former Cork Warehouse Company Site, Monahan Road, Centre Park Road, Marquee Road, Cork

Dear Mr. Sir/Madam

We act on behalf of Tiznow Property Company Limited (Comer Group Ireland) who are submitting an application for a strategic housing development (SHD) at the Former Cork Warehouse Company Site, Monahan Road, Cork.

PROPOSED DEVELOPMENT

The development will consist of the demolition of existing structures and the construction of a strategic housing development of 190 no. apartments in a single building ranging in height from part-1 to part-12 storeys. The proposed development makes provision for 3 no. café/restaurant units (231 sq m), 2 no. retail units (233 sq m) which includes the sale of alcohol for consumption off premises, and supporting tenant amenity facilities (766 sq m) at ground floor level. A creche (365 sq m) is provided at first floor level with a designated ground floor reception and office. The development will contain and 64 no. 1 bedroom apartments, 106 no. 2 bedroom apartments and 20 no. 3 bedroom apartments at upper levels.

The proposed development also provides for hard and soft landscaping, boundary treatments, public realm works on Marquee Road and Centre Park Road, car parking, bicycle stores and shelters, bin stores, signage, sprinkler tank, plant rooms and all ancillary site development works. Vehicular access to the proposed development will be provided via Marquee Road. The proposed development also provides for hard and soft landscaping, boundary treatments, public realm works on Marquee Road and Centre Park Road, car parking, bicycle stores and shelters, bin stores, signage, sprinkler tank,

plant rooms and all ancillary site development works. Vehicular access to the proposed development will be provided via Marquee Road.

A Natura Impact Statement have been prepared in respect of the proposed development.

CONTEXT

The applicants acknowledge the Board's Opinion, issued in December 2021 (Ref: ABP-311470-21) which stated that the documents submitted with the request to enter into consultations required further consideration and amendment to constitute a reasonable basis for an application for Strategic Housing Development. A full and detailed response to the above referenced opinion of An Bord Pleanála in response to the pre-consultation application is outlined in the accompanying '*Planning Statement & Response to An Bord Pleanála's Opinion*' report prepared by HW Planning. Additional supporting materials have also been provided in response to the opinion as outlined in the accompanying schedule of documents, including a '*Material Contravention Statement*' prepared by HW Planning.

As requested in the Board's Opinion, 311470-21, the following prescribed bodies have been notified of the application:

- Irish Water
- The Minister for Housing, Local Government and Heritage (Development Applications Unit)
- The Heritage Council
- An Taisce
- National Transport Authority
- Transport Infrastructure Ireland
- Irish Aviation Authority
- The Operator of Cork Airport
- Cork City Childcare Committee
- The Minister of Education and Skills
- Health and Safety Authority

In accordance with the SHD legislation, 2 no. hard copies and 3 no digital copies of the application and NIS are enclosed. 6 no. hard copies and 3 no. digital copies have also been sent to Cork City Council. A full schedule of the plans and particulars that accompany this application are enclosed with the application in addition to a cheque in the appropriate amount of €40,668.80.

The application plans and particulars can also be viewed online at the following website:

www.Formercorkwarehouseshd.com

Please do not hesitate to contact us if you have any queries.

Yours sincerely



Harry Walsh
HW Planning