

Senior Design Engineer,  
Irish Water,  
Blackwater House,  
Mallow Business Park,  
Mallow, Cork

28<sup>th</sup> March 2022

[mgalvin@water.ie](mailto:mgalvin@water.ie)

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)

[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested



that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.

The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', with a stylized flourish at the end.

Harry Walsh  
HW Planning

Minister's Office,  
Department of Housing, Local Government and Heritage  
(Applications Unit),  
Custom House,  
Custom House Quay,  
Dublin,  
D01 W6X0  
[qcsofficer@housing.gov.ie](mailto:qcsofficer@housing.gov.ie)

28<sup>th</sup> March 2022

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)

[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**Director:**

Harold Walsh

**Company Reg. No:**

486211

**R: 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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested



that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.

The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', written in a cursive style.

Harry Walsh  
HW Planning

Ms. Alison Harvey MIPI  
The Heritage Council  
Aras na hOidhreachta  
Church Lane  
Kilkenny R95 X264

28<sup>th</sup> March 2022

[aharvey@heritagecouncil.ie](mailto:aharvey@heritagecouncil.ie)

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)

[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested



that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.

The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', with a stylized flourish at the end.

Harry Walsh  
HW Planning

The Secretary  
An Taisce – The National Trust for Ireland  
Tailor's Hall  
Buck Lane  
Dublin D08 X2A3

28<sup>th</sup> March 2022

[info@antaisce.org](mailto:info@antaisce.org)

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)

[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested



that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.

The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', with a stylized flourish at the end.

Harry Walsh  
HW Planning



The Secretary,  
National Transport Authority,  
Dun Sceine,  
Harcourt Lane,  
Dublin 2

28<sup>th</sup> March 2022

[info@nationaltransport.ie](mailto:info@nationaltransport.ie)

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)

[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**Director:**

Harold Walsh

**Company Reg. No:**

486211

**R 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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested



that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.

The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a horizontal line.

Harry Walsh  
HW Planning

The Secretary,  
Transport Infrastructure Ireland,  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8

28<sup>th</sup> March 2022

[landuseplanning@tii.ie](mailto:landuseplanning@tii.ie)

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)

[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested



that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.

The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', with a stylized flourish at the end.

Harry Walsh  
HW Planning

Ms. Audrey Rafferty  
Irish Aviation Authority  
The Times Building  
11 – 12 D'Olier Street  
Dublin 2  
D02 T449

28<sup>th</sup> March 2022

**HW Planning**

5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)

[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**Director:**

Harold Walsh

**Company Reg. No:**

486211

[Audrey.rafferty@iaa.ie](mailto:Audrey.rafferty@iaa.ie)

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested



that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.

The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a horizontal line.

Harry Walsh  
HW Planning

The Operator of Cork Airport (DAA)  
New Air Traffic Control Tower,  
Liberty Stream,  
Upper Ballygarvan,  
Co Cork.

28<sup>th</sup> March 2022

**HW Planning**  
5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)  
[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.



The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a thin horizontal line.

Harry Walsh  
HW Planning



Cork City Childcare Committee.  
Suite 1, John Dunlop House,  
Marina Commercial Park,  
Centre Park Road, Cork.  
T12 P9PV.

28<sup>th</sup> March 2022

**HW Planning**  
5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)  
[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**Director:**  
Harold Walsh

**Company Reg. No:**  
486211

**Re: Strategic Housing 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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.



The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a thin horizontal line.

Harry Walsh  
HW Planning

Minister's Office,  
Department of Education,  
Marlborough Street,  
Dublin,  
D01 RC96

28<sup>th</sup> March 2022

**HW Planning**  
5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)  
[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.



The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a thin horizontal line.

Harry Walsh  
HW Planning

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

28<sup>th</sup> March 2022

**HW Planning**  
5 Joyce House,  
Barrack Square,  
Ballincollig,  
Co. Cork

[www.hwplanning.ie](http://www.hwplanning.ie)  
[info@hwplanning.ie](mailto:info@hwplanning.ie)  
+353 (0)21 487 3250

**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 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, Centre Park Road, Marquee 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.

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

**PURPOSE OF LETTER**

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has advised that you are a prescribed authority and requested that you should be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed a digital copy of the application and Natura Impact Statement on USB.



The application plans and particulars can also be viewed online at:  
[www.Formercorkwarehouseshd.com](http://www.Formercorkwarehouseshd.com)

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a thin horizontal line.

Harry Walsh  
HW Planning