



Comhairle Cathrach Chorcaí

Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Property Section,
City Hall,
Cork.

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Rannóg Sealúchais,
Halla na Cathrach,
Corcaigh.

Mr. Harry Walsh
HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork

2nd June 2021

WITHOUT PREJUDICE

Re: Consent to include lands in Cork City Council ownership in a proposed Strategic Housing Development (SHD) planning application at Coolflugh, Cloghroe, Tower, Cork.

Dear Harry,

I refer to your proposed SHD planning application on behalf of Cloghroe Development Limited for the construction of a mixed-use residential and retail development comprising 198 no. residential units, retail food store and café. Access to the proposed development will be via 2 no. entrances from the R617, one which will serve the proposed residential development and one to serve the proposed retail development. A separate pedestrian entrance is to be provided from the existing cul-de-sac to the north east of the site. The proposed development will make provisions for the upgrade of the R617 at this location to include works to the Public road comprising of footpath and cycleway provision and the potential for a future bus lane.

I confirm that Cork City Council hereby consents to you making this application for planning permission affecting lands in the City Councils control / and or ownership including the works proposed.

As the proposed works for the development have yet to be agreed by the issuing date of this letter I would like to note that this letter is being issued without prejudice to the actual proposed works which themselves are not required to be agreed prior to the issuing of this letter

This consent is being issued solely to facilitate this application for planning permission only for the above- mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:

- (i) Consideration of the said SHD planning application by An Bord Pleanála,
- (ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

www.corkcity.ie

r-Phost/E-mail: property@corkcity.ie

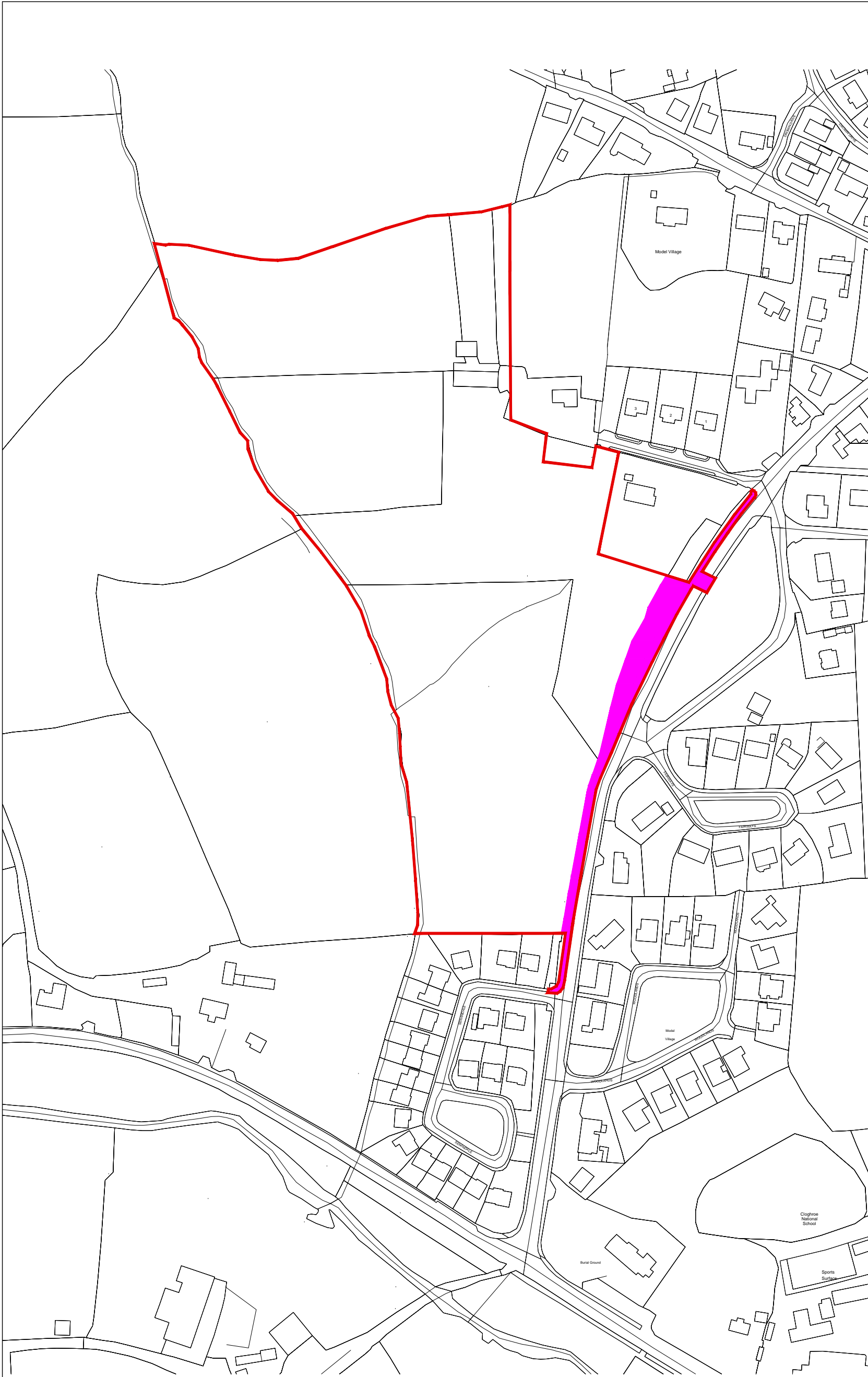


It should also be noted that any disposal of lands owned or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required. Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the *Land and Conveyancing Law Reform Act, 2009*.

PP Louise Ameen

Stephen Fox MRICS
Senior Executive Estates Officer
Corporate and External Affairs
Cork City Council



SITE LOCATION MAP

SCALE 1:2500

- DENOTES SITE BOUNDARY EDGED RED
- DENOTES COUNCIL OWNED LANDS SHOWN IN MAGENTA

MAP DETAILS

Description:
 Digital Cartographic Model (DCM)

Publisher / Source:
 Ordnance Survey Ireland (OSI)

Data Source / Reference:
 PRIME2

File Format:
 Autodesk AutoCAD (DWG_R2013)

File Name:
 v_50142240_1.dwg

Clip Extent / Area of Interest (AOI):
 LLX,LLY= 557026.5,574138.0
 LRX,LRy= 557641.5,574138.0
 ULX,ULY= 557026.5,574968.0
 URX,URy= 557641.5,574968.0

Projection / Spatial Reference:
 Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,Y= 557334.0,574553.0

Reference Index:
 Map Series / Map Sheets
 1E,500 | 6335-A
 1E,500 | 6335-C

Data Extraction Date:
 Date= 21-Sep-2020

Source Data Release:
 ICLMS Release V1.132.110

Product Version:
 Version= 1.3

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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Firm Name and Address

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Project Name and Address
 PROPOSED MIXED USE DEVELOPMENT AT COOLFLUGH, CLOGHROE, TOWER, CORK.

Drawing Title SITE LOCATION MAP	Date 21.09.20
Drawing No. 20068/P/002B	Drawn LM
Scale 1:2500 @ A3	Sheet No. 2 OF 2