

# Watfore LIMITED

Clonmel Road, Mitchelstown, Co. Cork, Ireland. Tel: 025 24411. Fax: 025 44114



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21<sup>st</sup> February 2022

**Re: Strategic Housing Development of 609 Dwellings & Ancillary uses on Watfore Limited's ("Watfore") Creamfields Site (former CMP Dairies Site), Tramore Road/Kinsale Road, Cork**

**To Whom it May Concern:**

Watfore Limited (a Dairygold Co-Operative Society Limited Group Company), is presenting, in February 2022, detailed plans for a Strategic Housing Development ("SHD") and ancillary uses at its Creamfields Site, Cork, to An Bord Pleanála and Cork City Council.

Throughout the SHD process, Watfore has had numerous discussions with potential investors / developers, including the Land Development Agency, who have all shown a strong interest in the Development Scheme, on a part or an overall basis.

Watfore has not been in a position to advance negotiations, until it has secured a positive planning permission, but nevertheless the level of interest and the detail being sought from interested parties gives Watfore the necessary comfort that this is a Scheme that will be successfully developed.

Watfore has the ability and is open to engaging in a variety of commercial ways, to progress this Development, including Joint Venture, an outright sale, a forward sale with a developer either on a piecemeal or entire basis, across the Scheme.

Watfore's level of flexibility is particularly attractive to investment and development partners as it shows a willingness to share risk and reward, in respect to a Scheme of this scale and nature.

Once planning permission has been granted, Watfore is confident that this Scheme will be successfully developed and looks forward to the regeneration of the Tramore Road / Kinsale Road area.

Thank you for considering this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Niall Sheehan'. The signature is fluid and cursive, with a large initial 'N' and 'S'.

Niall Sheehan  
**Head of Property**

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**Watfore Limited.**

**Registered in Ireland. Registered Office: Clonmel Road, Mitchelstown County Cork. Registration No. 489845.  
Directors: John O'Gorman, Patrick Clancy, Conor Galvin**