

Irish Water
Planning Notification
Irish Water HQ Offices
Colvill House
24-26 Talbot Street
Dublin 1

25th February, 2022

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) OF 609NO. DWELLINGS (561NO. APARTMENTS (OF WHICH 257NO. ARE BUILD TO RENT) AND 48NO. TOWNHOUSES) IN 12NO. BUILDINGS OF BETWEEN 1-15 STOREYS IN HEIGHT OVER GROUND, TO INCLUDE A COFFEE KIOSK; GYM; CAFÉ; RETAIL USE; CRECHE AND COMMUNITY HUB; PUBLIC SQUARE; CAR PARKING; CYCLE PARKING; AND ALL ASSOCIATED SITE DEVELOPMENT, INFRASTRUCTURAL, AND LANDSCAPING WORKS ON THE SITE OF THE FORMER CMP DAIRIES SITE, KINSALE ROAD AND TRAMORE ROAD, CORK.

Á Chara,

We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, act on behalf of the applicant, Watfore Limited, who is applying for planning permission to An Bord Pleanála for a proposed Strategic Housing Development (SHD) involving the construction of a Strategic Housing Development on the site of the former CMP Dairies site, Kinsale Road and Tramore Road, Cork.

The proposed development will consist of a strategic housing development of 609 no. residential dwellings (561no. apartments and 48no. townhouse apartments, to include 189no. 1-bed dwellings; 338no. 2-bed dwellings; 48no. 3-bed dwellings; and 34no. 4-bed dwellings) and ancillary facilities arranged in 12no. buildings (Buildings B, C, E, F, G, H, I, J, L, M, and N and a standalone 100sq.m. coffee kiosk) varying in height from 1 to 15 floors over ground. All of the dwellings proposed in Buildings E and F (257no. dwellings) will consist of Build To Rent apartments, and a 289sqm crèche with ancillary outdoor play area, a 547.5sqm community hub facility, a 550sqm gym, a 218sqm retail unit, and a 272sqm café at ground floor level. The proposed development will also include: 209 no. shared car parking spaces (including EV charging points) provided on surface and within an undercroft carpark; 1,145 no. bicycle parking spaces provided in dedicated external and internal cycle stores/shelters; and 21no. motorcycle spaces. The proposed total gross floor area above ground is 60,833.7sqm. The proposed development will also include the provision of private, communal and public open space, including all balconies and terraces; internal roads and pathways; pedestrian access points; hard and soft landscaping and boundary treatments; waste storage; 5 no. ESB substations and 1no. ESB kiosk; plant, including rooftop solar PV panels; signage; new footpath and cycle lane along Kinsale Road; new access from Kinsale Road; an upgrade of the Kinsale Road/Mick Barry Road junction to facilitate improved pedestrian access to the Black Ash Park and Ride; an upgrade to the existing access from Tramore Road; a cycle lane on Tramore Road; public lighting; all site development works, including the demolition of existing hardstanding areas; and all drainage works, to include a new foul pumping station, and the diversion of the existing combined sewer and manhole, at the c. 3.39ha former CMP Dairies site, known as Creamfields, at Kinsale Road and Tramore Road, Cork.

Registered Office: NSC Campus, Mahon, Cork Ireland.

t +353 (0)21 2307000 **e** info@coakleyoneill.ie **w** www.coakleyoneill.ie

An Environmental Impact Assessment Report and Natura Impact Statement has been prepared in respect of the proposed development.

In accordance with Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations, 2017, An Bord Pleanála, in their Notice of Pre-Application Consultation Opinion informed the applicant that you should be notified to inform you that this application in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act, 2016 has been submitted.

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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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

Yours sincerely



Naomi Dowds
Assistant Planner
Coakley O'Neill Town Planning Ltd



Deirdre Forrest
Corporate Affairs
Irish Aviation Authority (IAA)
The Times Building
11-12 D'Olier Street
Dublin 2

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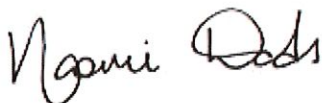
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Yours sincerely



Naomi Dowds
Assistant Planner
Coakley O'Neill Town Planning Ltd

Strategic Planning
National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

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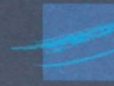
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Naomi Dowds
Assistant Planner
Coakley O'Neill Town Planning Ltd



Tara Spain
Land Use & Planning Section
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8

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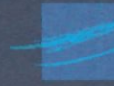
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Naomi Dowds
Assistant Planner
Coakley O'Neill Town Planning Ltd



Minister's Office
Department of Culture, Heritage and the Gaeltacht
23 Kildare Street
Dublin
D02 TD30

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Coakley O'Neill Town Planning Ltd

The Heritage Council
Áras Na hOidhreachta
Church Lane Gardens,
Kilkenny,
Ireland
R95 X264

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Yours sincerely



Naomi Dowds
Assistant Planner
Coakley O'Neill Town Planning Ltd

Hubert Loftus
Assistant Secretary, Planning and Building Unit
Department of Education
Marlborough Street
Dublin 1
D01 RC96

25th February, 2022

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) OF 609NO. DWELLINGS (561NO. APARTMENTS (OF WHICH 257NO. ARE BUILD TO RENT) AND 48NO. TOWNHOUSES) IN 12NO. BUILDINGS OF BETWEEN 1-15 STOREYS IN HEIGHT OVER GROUND, TO INCLUDE A COFFEE KIOSK; GYM; CAFÉ; RETAIL USE; CRECHE AND COMMUNITY HUB; PUBLIC SQUARE; CAR PARKING; CYCLE PARKING; AND ALL ASSOCIATED SITE DEVELOPMENT, INFRASTRUCTURAL, AND LANDSCAPING WORKS ON THE SITE OF THE FORMER CMP DAIRIES SITE, KINSALE ROAD AND TRAMORE ROAD, CORK.

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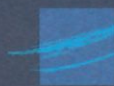
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Coakley O'Neill Town Planning Ltd



An Taisce
Tailors' Hall,
Back Lane,
Dublin,
Ireland
D08 X2A3

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Ms Janet Dennehy
A\Co-ordinator
Cork City Childcare
Suite 1 John Dunlop House
Marina Commercial Park
Centre Park Road
Cork

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