

The Secretary
Strategic Housing Section
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

11th April 2022

HW Planning
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Co. Cork

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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 comprising 823 no. apartments, resident amenity and ancillary commercial uses at the Former Tedcastles site, Centre Park 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 Tedcastles site, Centre Park Road, Cork.

PROPOSED DEVELOPMENT

The development will consist of demolition of existing structures and the construction of a strategic housing development comprising 823 no. apartments in 6 no. buildings ranging in height from part-1 to part-35 no. storeys over lower ground floor level. The development will contain 282 no. 1 bedroom apartments, 414 no. 2 bedroom apartments and 127 no. 3 bedroom apartments.

All blocks will contain ancillary commercial areas including: 3 no. café/restaurants and 2 no. public houses (1,089 sq m); 7 no. retail units, a convenience retail store which includes the sale of alcohol for consumption off premises, a library, medical centre, pharmacy, post office and dentist (2,484 sq m); and 2 no. childcare facilities (662 sq. m). The development will also contain supporting internal resident amenity spaces (2,760 sq m) and external communal amenity spaces at podium and roof terrace levels.

Block A is part-3 to part-35 no. storeys over lower ground and will contain a retail unit split over 2 no. levels, restaurant, convenience retail store, a public house over 2 no. floor levels, 174 no. apartments and ancillary internal and external resident amenity spaces.

Block B proposes part-8 to part-10 no. storeys over lower ground and comprises a public house, café, retail unit and ancillary resident amenity at ground floor level. There are 95 no. apartments provided at upper levels.

Block C ranges in height from part-1 to part-6 no. storeys over lower ground and comprises a medical centre at lower ground and ground floor levels, a library over 2 no. floor levels, 2 no. retail units, ancillary resident amenity and 75 no. apartments.

Block D is part-1 to part-10 no. storeys over lower ground and contains a creche, café/restaurant, retail unit and internal and external ancillary resident amenity spaces at lower ground and ground floor levels. 171 no. apartments are provided at the upper levels.

Block E ranges in height from part-1 to part-6 no. storeys over lower ground and contains a pharmacy, post office, 2 no. retail units and dentist split over 2 no. levels and 95 no. apartments at upper levels.

Block F is part-1 to part-10 no. storeys over lower ground and consists of a creche at ground floor level, ancillary resident amenity spaces and 213 no. apartments.

Pedestrian bridges are provided from the Former Tedcastles Yard to the Marina which includes the removal of 13 no. existing car parking spaces on the Marina to facilitate pedestrian connections to existing pedestrian infrastructure.

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

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

CONTEXT

The applicants acknowledge the Board's Opinion, issued in December 2021 (Ref: ABP-311723-21) 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, 311723-21, 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 Article 19(4) of the Planning and Development Regulations 2001 (as amended) the site notices are printed on a yellow background. An overlay of the application boundary submitted on the former Cork Warehouse site and the proposed application site is attached to this letter.

In accordance with the SHD legislation, 2 no. hard copies and 3 no digital copies of the application, EIAR 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 for the appropriate amount of €80,000.00 (Maximum Fee).

The application plans and particulars can also be viewed online at the following website:
www.cityparkshd.com

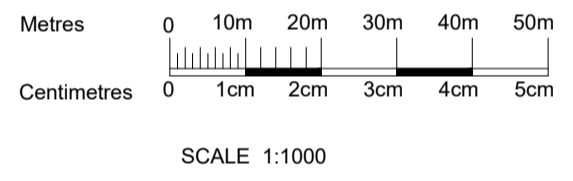
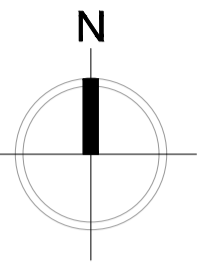
Please do not hesitate to contact us if you have any queries.

Yours sincerely

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

Harry Walsh
HW Planning

Enclosed: Overlay of Former Tedcastles site and Former Cork Warehouse site.



- EXTENT OF APPLICATION (FORMER TEDCASTLES SITE)
- - - SUBMITTED SHD APPLICATION - TA28.313142 (FORMER CORK WAREHOUSE SITE)
- EXTENT OF LANDS IN OWNERSHIP OF APPLICANT
- WAYLEAVE

ORDNANCE SURVEY IRELAND
 OS MAP SHEETS: 6383-13, 6383-08, 6383-12, 6383-07
 ORDER NO.: 50192310_1
 ITM COORDINATES: 569627, 571977

Rev	Date	Description	Issued By
P01	05/04/2022	ISSUED FOR INFORMATION	EB

Project Stage

PLANNING

Client:
 Tiznow Property Company Limited
 (Comer Group Ireland)

Project:
 City Park Development
 at the Former Tedcastles Site,
 Centre Park Road, Cork

Drawing Title:
 SITE LOCATION MAP - OVERLAY

Drawn	Checked	Paper Size	Scale	Date
EB	EB	A1	1 : 1000@A1	05/04/2022
Project No.	Drawing No.	Classification	Revision	
PE21055	0115		P01	

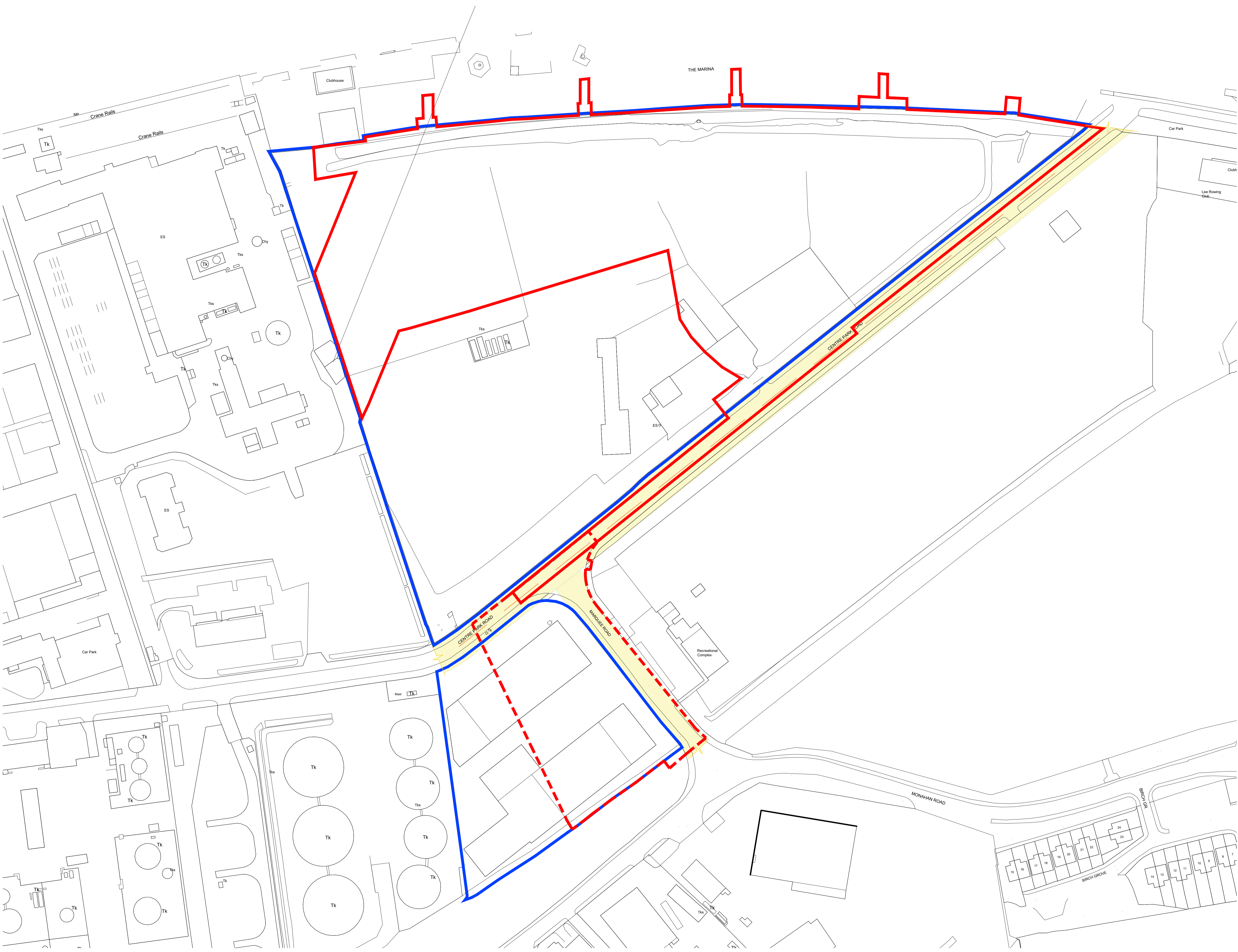
File Name:
 PE21055-CWO-ZZ-00-DR-A-0115

Status:
A1 - Authorized and accepted for planning stage



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Please consider the environment before printing this sheet



1 SITE LOCATION MAP
 1 : 1000