

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow, Mallow, Co. Cork

11th April 2022

planning@water.ie

HW Planning

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

www.hwplanning.ie

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 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 and 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.

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Yours sincerely



Harry Walsh
HW Planning

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

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Harry Walsh
HW Planning

Ms. Alison Harvey MIPI
The Heritage Council
Aras na hOidhreachta
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11th April 2022

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Harry Walsh
HW Planning

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

11th April 2022

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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.

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HW Planning

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

11th April 2022

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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.

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

11th April 2022

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Ms. Audrey Rafferty
Irish Aviation Authority
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The Operator of Cork Airport (DAA)
New Air Traffic Control Tower,
Liberty Stream,
Upper Ballygarvan,
Co Cork.

11th April 2022

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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 and 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.

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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



Harry Walsh
HW Planning

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

11th April 2022

HW Planning
5 Joyce House,
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www.hwplanning.ie
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+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 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.

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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.

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Harry Walsh
HW Planning

Minister's Office,
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D01 RC96

11th April 2022

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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.

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Health and Safety Authority
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11th April 2022

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