

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

We, **Watfore Limited**, intend to apply to An Bord Pleanála for a 10-year planning permission for a strategic housing development at this c. 3.39ha former CMP Dairies site, known as Creamfields, at 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2015-2021.

The application also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

The application, the Environmental Impact Assessment Report, and the Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Cork City Council. The application may also be inspected online at the following website set up by the applicant: <http://www.creamfieldsshd.ie/>

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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



Signed:

Agent: Naomi Dowds, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork

Date of erection of site notice: **24th February, 2022**