



Uimhir Thagarta Uathúil: CRK-C155-DEV21-147

Stádas: Submitted

Aighneacht: Cloghroe Planning

Údar: Paul Coburn

Comhairliúchán:

Draft Cork City Development Plan 2022-2028

Dáta a cuireadh isteach: 02.10.2021 - 21:48

Welcome badly needed housing to Tower

Caibidil: Volume 1 - Written Statement» 2. Core Strategy

Ábhair: Long term planning

Dear Sir/Madam,

On behalf of the landowners, we welcome the proposed Tier 2 Zoning (Z0 02) objectives in the current draft Cork City development plan for the lands located at Dromin, Cloghroe Co. Cork, (See attached folio number CK105803F).

It is our intention to fully develop this site to a standard conducive to the Cloghroe area and provide badly needed housing within the early part of the city development time frame. The site is well serviced in terms of local amenities, including Schools, Church, local convenience retail and is served by two bus routes and has fibre broadband connectivity. Irish water have also confirmed that capacity exists for the number of proposed units.

A planning submission is imminent consisting of the construction of 73 no. residential dwellings, comprising of detached, semi-detached and terraced properties and all ancillary development, including flood relief works along the R579.

Over the last few months, we have facilitated extensive consultation between Ove Arup & Partners Ireland Ltd, DOSA engineering and Cork City Council and now have a solid plan that will deliver badly needed housing to the Cloghroe area. We are also partnering with a well-known developer who has the resources to support the buildout of the scheme.

We have developed a detailed flood relief scheme for the R579 as well as having extensive engagement with Cork City engineering and flood departments that addresses any concerns raised by an Bord Pleanála on previous submissions. The plan also addresses the historical flood issues on the R579 in this vicinity. This FRA has demonstrated that the risks to flooding can be reduced and mitigated to acceptable levels and therefore comply with DoEHLG / OPW and Cork City Council planning guidance.

Our engineers, Arup, have already commenced the Section 50 application process with the OPW.

Please find attached the latest draft landscape plan for the development which will form the basis of the planning application due to be submitted in October 2021.

Ceangaltáin:

CRK-C155-DEV21-147-12878 - Folio CK105803F.JPG