



Comhairle Cathrach Chorcaí
Cork City Council

Corporate Affairs and International Relations Directorate

**Mr. Harry Walsh,
HW Planning,
5 Joyce House,
Barrack Square,
Ballincollig,
Cork.**

25th January 2022

WITHOUT PREDJUDICE

Re: Consent to include lands in Cork City Council control and/or ownership in a proposed Strategic Housing Development (SHD) planning application at Monahan Road, Cork.

Dear Harry,

I refer to your proposed SHD planning application on behalf of Tiznow Property Company Limited (Comer Group Ireland) for the demolition of all existing structures and the construction of a strategic housing development of 190 no. apartments in a building ranging in height from single to 12 storeys.

The proposed development is to include part of the public road at Marquee Road and Centre Park Road within the red line boundary. Works include provision of a vehicular access to the proposed development via Marquee Road. Furthermore, the applicants propose to provide for works to Marquee Road, which have already been permitted by the SHD application on the adjacent Former Ford Distribution Site, An Bord Pleanála Ref 306166-19. While these works are permitted the applicants and the application cannot be dependent on work to be carried out by third parties and therefore, it is a requirement to include them with this application also. The application also makes provision for some works to Centre Park Road.

I confirm that Cork City Council hereby consents to you making this application for planning permission affecting lands in the City Councils control / and or ownership including the works proposed.

As the proposed works for the development have yet to be agreed by the issuing date of this letter I would like to note that this letter is being issued without prejudice to the actual proposed works which themselves are not required to be agreed prior to the issuing of this letter

This consent is being issued solely to facilitate this application for planning permission only for the above- mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:



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- (i) Consideration of the said SHD planning application by An Bord Pleanála,
- (ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

It should also be noted that any disposal of lands owned or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required. Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the *Land and Conveyancing Law Reform Act, 2009*.

Sent by email, bears no signature

Stephen Fox MRICS
Senior Executive Estates Officer
Corporate and External Affairs
Cork City Council