



Comhairle Cathrach Chorcaí
Cork City Council

Corporate Affairs and International Relations Directorate

**Ms. Ciara Cosgrave,
HW Planning,
5 Joyce House,
Barrack Square,
Ballincollig,
Cork,**

8th April 2022

WITHOUT PREJUDICE

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

Dear Ciara,

I refer to your proposed SHD planning application on behalf of Tiznow Property Company Limited (Comer Group Ireland) for the construction of 823 no. apartments, creches, resident amenity and ancillary commercial areas in 6 no. buildings. The proposed development also provides for outdoor amenity areas, landscaping, car parking, bicycle stores and shelters, bin stores, ESB substation, plant rooms and all ancillary site development works. The proposed development is to include part of the public road at Centre Park and pedestrian access points to the north of the site within the red line boundary.

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:

- (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



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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