

## Railway Gardens, South City Link Road, Ballintemple, Cork



## SUPERB DEVELOPMENT SITE

**AMV: €4,750,000**

**BER EXEMPT**

**60 South Mall, Cork.**

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PSRA No. 002584

ERA Downey McCarthy are delighted to present to the market this superb development site with a positive planning history. This unique opportunity comprises a centrally located development site extending to c. 0.395 Ha. (c.0.976 acres). Full planning permission (now lapsed) was granted by An Bord Pleanála on 28/11/2019 for 2 adjacent 'Build To Rent' apartment blocks extending to 6 storeys on the east side of the site and 17 storeys on the west side. Accommodation originally provided for 118 no. apartments together with an array of communal work and leisure spaces. The original ABP permission was amended on 19/7/2022 to provide for a revised design totaling 112 no. apartments more suited to the social and affordable housing market. This permission has also expired.

This property occupies a prominent position on the east side of South Link Road, adjacent to the Old Blackrock Road overpass. This is a superb location on the south side of the city centre, within convenient walking distance of both the central business district and the primary retail thoroughfares. The proposed development will have direct pedestrian access from the existing pedestrian bridge which links Hibernian Road with Rockboro Road. The surrounding area comprises a mix of retail, residential and commercial users.

## **| TOWN PLANNING**

The property is zoned ZO 5 "City Centre" in the Cork City Development Plan 2022-2028. The principal objective of this zoning is to consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth. Primary uses in this zone include but are not limited to retail, residential uses, community uses, offices, hotels, cultural and leisure facilities, education and healthcare institutions and facilities, and uses that contribute to the vibrancy and diversity of the City Centre.

## **| PLANNING HISTORY**

Full planning permission was granted under a Strategic Housing Development by An Bord Pleanála on 28/11/2019 (ABP-305173-19) for 118 no. Build To Rent apartments which has now lapsed.

The original planning was amended by way of ABP decision dated 19/7/2022 (ABP-311308-21) to provide for a reduced 112 no. apartments suited to the social & affordable housing market. The amendments were considered minor in nature and there are no changes to the height or massing of the proposed building. The footprint and building envelope are unchanged as are the elevations. This permission has also expired.

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## | FEATURES

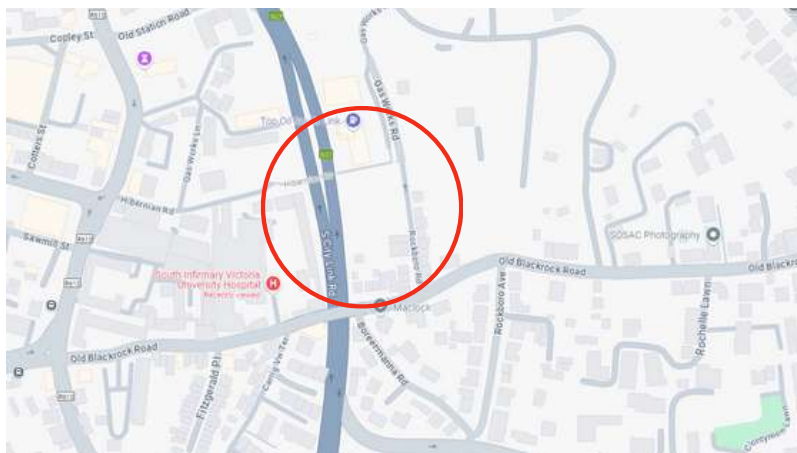
- Prominent location on the south side of Cork City centre.
- Positive planning history.
- Attractive zoning.
- Prominent profile to South Link Road and Rockboro Road.
- Site area extending to 0.395 Ha. (0.976 acres).

## | ACCOMMODATION

- While planning permission has now lapsed, the original planning permission provided for 118 units as follows:
  - 29 no. studio apartments
  - 42 no. 1 bed apartments.
  - 37 no. 2 bed apartments.
  - 5 no. 2 bed duplex apartments.
  - 5 no. 3 bed duplex apartments.
- The amended planning permission (now lapsed) provides for 112 units as follows:
  - 57 no. 1 bed apartments.
  - 45 no. 2 bed apartments.
  - 5 no. 2 bed duplex apartments.
  - 5 no. 3 bed duplex apartments.
- Proposed communal spaces will include concierge, storage areas, laundry, gymnasium, TV lounge, meeting rooms, work space, mail room, office and bicycle parking. The overall design is ideally suited to modern city centre living.

## | DIRECTIONS

From Cork city centre travel south on the N27 South Link Road. After approx. 500 meters the property is located on the east side of the road and immediately south of the pedestrian over-pass.















| ALL ENQUIRIES TO:

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**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.