



Comhairle Cathrach Chorcaí

Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997
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City Hall,
Cork.
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Rannóg Sealúchais,
Halla na Cathrach,
Corcaigh.

Fachtna Sheehy
OLS Consulting Engineers & Project Management Ltd,
3 Saint Patrick's Place,
Bandon,
Cork

15th February 2021

WITHOUT PREDJUDICE

Re: Consent to apply for planning permission affecting City Council land at Sunberry Heights, Monacnapa, Blarney, Cork.

Dear Fachtna,

I refer to your proposed SHD planning application on behalf of your client Eoin Sheehan for the construction of 145 no. residential units consisting of detached, semi-detached, terrace units, apartments and a creche. The access to the site is proposed via the existing estate road serving Sunberry Heights which is accessed from a junction with the R617.

I confirm that Cork City Council hereby consents to you making this application for planning permission affecting lands in the City Council's control / and or ownership in order to carry out a suite of improvement works on the Sunberry Heights Estate Road. Such works include:-

- Provision of a raised platform complete with tactile paving at the junction with the R617 to improve pedestrian safety at the junction.
- Modification to the carriageway surfacing on the existing estate road to enable the carriageway to be designated as a shared street in accordance with the National Cycle Manual with road markings and signage
- Provision of a speed reduction table along the estate road complete with advance warning signage
- Provision of a traffic barrier along the full extent of the footpath to supplement the existing barrier.
- Some minor soft landscaping works to improve the sightlines at the junction with the R617 and to maximise the existing footpath width.

As the proposed works for the development had yet to be agreed by the issuing 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 the letter.

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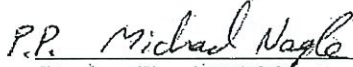
r-Phost/E-mail: property@corkcity.ie


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

- (i) Consideration of the said planning application by Cork City Council or on appeal 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*.



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