

**COLLEGE CORINTHIANS PARK,
Scairt Hill, Castletreasure, Donnybrook, Cork**



021 427 77 17

> www.cdacork.com

An excellent site with full planning permission (19/38774) for the construction of 6 detached 4 bed dormer bungalows (180.05sqm) on a level site edging the carpark in College Corinthians Park.

This is a great residential location with a regular bus service (207) close by and within easy access to Cork City, Douglas Village, Cork Airport, and Carrigaline/Ringaskiddy.

Best & Final Offers to be Received by Close of Business

Wednesday, 28th October 2020

to

info@cohalandowning.ie

Viewings Strictly By Appointment With Sole Agency

**DEVELOPMENT
SITE FOR SALE**

**F.P.P. FOR 6 No.
4 BEDROOM DETACHED
BUNGALOWS**

**PLANNING REF:
(19/38774)**

Agent: Malcolm Tyrrell

Phone: 087 255 4116

All **Best & Final Offers** should be submitted by intending purchasers to our office in writing not later than **close of business on Wednesday 28th October 2020** and all **Best & Final Offers** should clearly set out the following:-

1. **Proposed Purchaser** - Details of purchasing entity and full contact details of the intending purchaser.
2. **Offer** - Confirmation of Purchaser Price – “Best & Final Offer” exclusive of VAT.
3. **Proof of Funds** - Satisfactory confirmation that adequate unencumbered funds are in place to complete the proposed purchase.
4. **Timing** - Proposed timescale for signing and completion of purchase.
5. **Solicitor** - Full contact details for Proposed Purchasers Solicitor.
6. **Conditions** - Any Conditions relevant to the offer.

Solicitor: Mr. Peter Quigley, Peter Quigley & Co., Solicitors, 17 South Terrace, Ballintemple, Cork, T12 A26



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

TO: College Corinthians Association Football Club CLG
c/o Patrick Nash,
Doyle McDonagh Nash Ltd.,
21 Patrick's Hill,
Cork T23XV63

RE/ **PLANNING AND DEVELOPMENT ACT 2000 (as amended)**
NOTIFICATION OF FINAL GRANT

Planning Register Number: 19/38774
Valid Application Receipt Date: 09/10/2019

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by Order dated 06/03/2020 GRANTED PERMISSION to the above named, for the development of land, namely:-

Permission for the construction of 6 no. 4-bed detached dwelling houses, the construction of a new access road to Scairt Hill road from the site, construction of boundary walls and all associated site services. at: College Corinthians Association, Football Club CLG, Corinthians Park,, Scairt Hill, Castletreasure,, Donnybrook, Cork **subject to the 24 conditions set out in the schedule attached to said order.**

Signed on behalf of Cork City Council

p.p.

Leanne O'Shea
Administrative Officer
Community, Culture and Placemaking

DATE: 08/06/2020



COMHAIRLE CATHRACH CHORCAÍ - CORK CITY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000

NOTIFICATION OF DECISION TO GRANT

Permission

SUBJECT TO CONDITIONS UNDER SECTION 34 OF THE ACT OF 2000

To: College Corinthians Association Football
Club CLG, c/o Patrick Nash,
Doyle McDonagh Nash Ltd.,
21 Patrick's Hill,
Cork T23XV63

Ref No.: 19/38774 Application Received:
09/10/2019

In pursuance of the powers conferred upon them by the above mentioned Acts, Cork City Council have by order dated **05/03/2020** decided to GRANT **Permission** for the development of land, namely: Permission for the construction of 6 no. 4-bed detached dwelling houses, the construction of a new access road to Scairt Hill road from the site, construction of boundary walls and all associated site services. at : College Corinthians Association, Football Club CLG, Corinthians Park, Scairt Hill, Castletreasure, Donnybrook, Cork

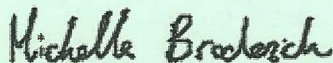
In accordance with plans and particulars submitted on 09/10/2019 & on 11/02/2020.

Subject to the (24 No.) conditions and reasons set out in the attached Schedule.

If there is no appeal against said decision, a grant of **Permission** in accordance with the decision, will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote).

It should be noted that until a grant of **Permission** has been issued, the development in question is **NOT AUTHORISED**.

Signed on behalf of Cork City Council



Michelle Broderick
Senior Staff Officer
Date: 06/03/2020

NB: See Notes Overleaf

1. The Applicant is advised to carefully read through all conditions and notes attached to this decision. Please note that a number of conditions attached to this planning permission may require the submission of compliance plans and/or particulars for the agreement of the Planning Authority prior to the commencement of development. Failure to comply with a condition of a planning permission is an offence under the Planning and Development Act 2000 (as amended).
2. An appeal against a decision of a planning authority made under section 34 of the Planning and Development Act 2000 (as amended) may be made to An Bord Pleanála within 4 weeks beginning on the date of decision (note: not the date on which the decision is sent or received. This is a statutory time limit and An Bord Pleanála has no discretion to accept late appeals). See enclosed notes. Appeals must be fully complete in all respects, including the appropriate fee, when lodged. It is not permissible to submit any part of an appeal at a later date, even within the time limit. For details of the appeals procedure including details of the correct fee, contact An Bord Pleanála. An Bord Pleanála, 64 Marlborough Street, Dublin 1. www.pleanala.ie.
3. A grant of planning permission under the Planning and Development Act 2000 (as amended) is not to be taken as a waiver of the responsibility of the Applicant and/or developer to comply with the provisions of any Act, Order, Regulation or any other statutory provision (e.g. the Building Regulations, Waste Management Acts, etc).
4. A grant of planning permission under the Planning and Development Act 2000 (as amended) does not exempt the Applicant from any requirements which the Fire Authority (pursuant to the Fire Services Act, Building Control Act and Building Control Regulations) may require to be implemented. The Applicant is therefore advised to contact the Cork City Fire Department to discuss these matters prior to the submission of the Commencement Notice (as required under the Building Control Regulations) and/or the making of an application for a Fire Safety Certificate (pursuant to the Building Control Regulations, if applicable).
5. Please note that a grant of planning permission does not imply that the submitted drawings are in compliance with the Building Regulations. Compliance with the Building Regulations is a matter for the Applicant and their technical advisors.
6. Any requirements under the above two items may require physical or other changes to the development that may require a grant of permission under the Planning and Development Act 2000 (as amended). The Applicant is advised to contact the Planning Authority to clarify any issues that may arise.
7. Please note that a grant of planning permission does not entitle the Applicant / developer to undertake works which would involve excavation or damage to the public road, or to erect a hoarding, scaffolding or temporary fencing on the public footway/roadway. The specific consent by way of licence from Cork City Council (Roads Protection and Asset Management Division) will be required for any such works, subject to compliance with the licence conditions as based on the "Directions for the Management and Control of Roadworks in Cork City". In the event of accidental damage to the public footway/roadway the Applicant / developer shall be responsible for its immediate temporary reinstatement. Cork City Council at all times reserves its right to undertake the said works, at the Applicant's / developer's expense, in the event of failure or unsatisfactory execution of the works. The cost of same shall be calculated in accordance with the Roads and Transportation Directorate schedule of reinstatement charges prevailing at the date of the works by Cork City Council.
8. Please note that the provisions of Section 34(13) of the Planning and Development Act 2000 (as amended) which states that a person shall not be entitled solely by reason of a grant of planning permission to carry out any development. Compliance with other regulations and legal requirements may also be necessary.
9. Please note that no part of the proposed development should encroach onto or oversail adjoining public or private land. In the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.
10. The Planning Authority, in deciding this planning application, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001 (as amended).
11. In accordance with Article 20 of the Planning and Development Regulations 2001 (as amended) you are hereby required to remove forthwith any site notice erected in respect of this planning application.



Comhairle Cathrach Chorcaí

Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Planning Ref. No.: 19/38774

First Schedule

Having regard to the nature, location and context of the site and surrounding area, the policies and objectives of the Cork County Development Plan 2014, relevant Local Area Plan and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the residential or visual amenities of the area, and is in accordance with the proper planning and sustainable development of the area.



We are Cork.

**Schedule of Conditions attached to
Planning Permission issued by Cork
City Council – Ref.: 19/38774**

Second Schedule

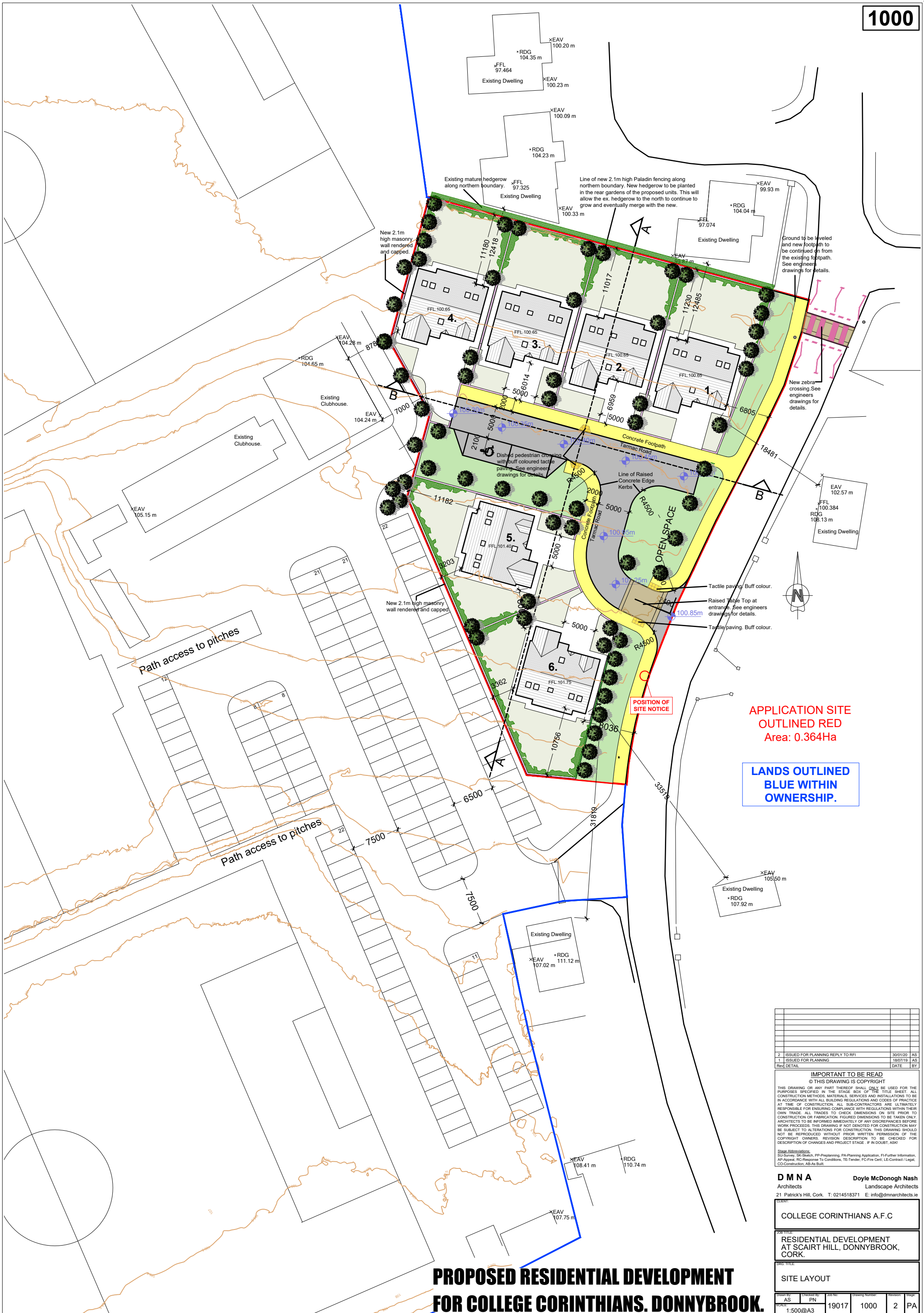
No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars submitted to the Planning Authority on 9/10/2019, as amended by the revised details submitted by way of additional information on 11/2/2020, except where otherwise altered or amended by conditions contained in this Schedule.	To define the scope of the permission, in the interests of proper planning and sustainable development.
2	External finishes and materials shall be in accordance with the plans and particulars submitted to the planning authority on 09/10/2019, unless otherwise agreed in writing with the planning authority.	In the interest of visual amenity.
3	All landscaping and planting works shall be carried out in the first available planting season following occupation of the dwellings.	In the interests of visual and residential amenity.
4	Design details of development access junction, pedestrian crossings and internal estate roads shall be carried out as per the RFI drawings 1000 2 PA & 1001 2 PA submitted on the 10/02/2020. These works shall be carried out by the applicant at the applicant's expense.	To facilitate safe pedestrian and vehicular access to the proposed development.
5	The total parking supply on the site shall not exceed the maximum parking standards for the County Development Plan 2014-2022. The following shall apply: a) The provision of a maximum of 14 car parking spaces inclusive of 1 disabled parking spaces for the full development.	In the interest of traffic safety.
6	All proposed vehicular and pedestrian access points shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). Exact details shall be agreed with the Planning Authority prior to commencement of development. All costs associated with this condition to be borne by the applicant.	In the interest of traffic safety.
7	Prior to commencement of development, the applicant shall	In the interest of traffic safety.

	agree the details and the extent of all road markings and signage requirements on Scairt Hill Road with the Planning Authority. All costs associated with this condition to be borne by the applicant.	
8	A Construction Traffic Management Plan for the proposed development including dedicated haulage routes, a protocol to be followed by HGV drivers and allowable operational times for the HGV's on the city's road network shall be agreed with Cork City Council in consultation with An Garda Síochána before works commences on site.	In the interest of traffic safety.
9	All external lighting requirements associated with the proposed development including lighting associated with the construction stage shall be designed collectively with any existing lighting (including public lighting) requirements. The external lighting requirements shall also optimise energy efficiency, incorporate glare control, and be agreed with the planning authority prior to commencement of the development. The works are to be undertaken and paid for by the applicant.	In the interest of traffic and public safety.
10	A letter of consent shall be obtained from Cork City Council in relation to proposed works on public footpath and road infrastructure.	In the interest of traffic and public safety.
11	A stage 3/4 Road Safety Audit to be carried out. The findings of the audits shall be closed out, signed off and incorporated into the development at the developer's expense. Exact details of any improvement measures shall be submitted to Planning Authority for agreement prior to commencement of the development.	In the interest of traffic and public safety.
12	In order to create a pedestrian friendly environment and promote sustainable travel the proposed pedestrian crossing facility on Scairt Hill, outlined in drawing 5412-3010-C, must be implemented in order to increase pedestrian connectivity.	In the interest of public safety and promoting a sustainable development.
13	A raised table shall be provided at the development entrance at Scairt Hill. Exact design details and construction material proposed to be reviewed and agreed with the local Planning authority. All cost associated by this condition is to be borne by the applicant.	In the interest of public and traffic safety.
14	All drainage shall be separated throughout. All paved and roofed	In the interest of public health.

	areas shall discharge to the storm drainage system. All toilets, urinals, wash hand basins, sinks, showers and baths shall discharge to the foul drainage system.	
15	The maximum storm runoff rate from the proposed development to the public sewerage occurring within a 20 year return period shall be 2 l/s, in accordance with the submitted Infrastructure Report and drainage design.	In the interest of public health.
16	All storm runoff from proposed paved areas shall drain to a suitable petrol interceptor prior to discharge to the public sewer, in accordance with the submitted Infrastructure Report and drainage design.	In the interest of public health.
17	There shall be no private common drains. Each dwelling shall drain individually to the proposed sewerage in the access road.	In the interest of public health.
18	<p>(a) Tree felling and clearing of vegetation shall take place outside of the bird nesting season.</p> <p>(b) The developer shall ensure that any excavated material stockpiled on site during construction shall be held in a manner such as to ensure that no silt or run-off from these stockpiles enters any watercourse.</p> <p>(c) The Developer shall ensure that surface water from the development is free from herbicides, pesticides, fertilisers and other substances, which could have a harmful affect on the environment.</p>	In the interest of preservation of wildlife
19	<p>(a) Construction waste such as wood, metal, and concrete, shall be segregated and submitted for recycling. Waste Gypsum shall be segregated and delivered to an appropriate facility. Hazardous construction waste such as paint, lubricants, oil, lighting, wood preservative shall be segregated and disposed of at an authorised facility.</p> <p>(b) The developer shall ensure that any waste moved off site during site clearance operations or construction works is removed by authorised waste contractors only. The material shall be taken only to sites authorised by a local authority or the Environmental Protection Agency.</p>	In the interest of orderly management and disposal of waste
20	(a) Noise during site clearance and construction shall not exceed 65 dB (A), Leq 30minutes and the peak noise shall not exceed 75 dB (A),	In the interests of residential amenity.

	<p>when measured at any point off site.</p> <p>(b) Working hours during site clearance and construction shall be restricted to 0800-1800 hours on Mondays to Fridays and to 0800-1600 hours on Saturdays. Activities outside these hours shall require the prior approval of the Planning Authority.</p>	
21	<p>(a) The Developer shall ensure that no appreciable negative environmental impacts occur because of the construction works associated with this development. The developer shall give particular attention to dust, noise, odour, litter, dirt on public roads, surface water runoff, spillage of fuel oils. Operations liable to produce dust shall be screened and dust suppression devices used where appropriate. Fuel oils and other chemicals shall be adequately bunded, with bunds having volumes of at least 110% of the volumes of fuel stored.</p> <p>(b) Prior to the commencement of development, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including noise, dust, traffic management, lighting, pedestrian safety, water quality protection measures and hours of work.</p>	In the interests of orderly management and disposal of waste.
22	<p>Before the development is commenced, the developer shall lodge with the Planning Authority a bond or such other security as may be accepted by the Planning Authority, in a sum to be determined by Cork City Council to secure the provision and satisfactory completion and maintenance of roads, footpaths, open spaces and amenities, car parks, public lighting, surface water drainage systems and communal waste storage required in connection with the proposed development.</p> <p>The bond or security shall provide for the adjustment on a monthly basis, in accordance with the Consumer Price Index of the Central Statistics Office, of the amount of bond as approved by the City Council.</p>	To ensure the satisfactory completion of the development.

23	The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to the commencement of this development.	To ensure the satisfactory completion of water supply and waste water collection infrastructure.
24	<p>Prior to the commencement of the proposed development, the Developer shall pay or enter into an agreement with the Planning Authority to pay a contribution to Cork City Council in respect of the following classes of public infrastructure and facilities benefiting development in the City of Cork and that is provided or that is intended to be provided by or on behalf of Cork City Council, in accordance with the General Development Contributions Scheme ("the GDCS scheme"):</p> <p>Class 1 - Roads, Transportation Infrastructure and Facilities Class 2 - Water and Drainage Infrastructure and Facilities excluding Water and Wastewater Class 3 - Parks, Recreation, Amenity and Community Facilities</p> <p>The present value of the contribution as determined under the GDCS made by Cork City Council on the 09th July, 2018 is €57,767.71, which sum is subject to indexation in accordance with the Consumer Price Index prevailing at the date of payment and subject further to such exemptions or reductions as apply to the proposed development having regard to the provisions of Tables 5 and 6 of the GDC Scheme.</p>	To comply with the General Development Contribution Scheme 2018 - 2021, which was adopted by Cork City Council on 09th July, 2018, and in the interests of the proper planning and sustainable development of the area.



PROPOSED RESIDENTIAL DEVELOPMENT FOR COLLEGE CORINTHIANS. DONNYBROOK.

	2 ISSUED FOR PLANNING REPLY TO RFI	30/01/20 AS
	1 ISSUED FOR PLANNING	18/07/19
Rev# DETAIL	DATE	SIT

IMPORTANT TO BE READ

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Stage Abbreviations:
AS - Survey, Sit-Sketch, PI-Planning, PA-Planning Application, FI-Further Information,
AP-Appeal, RC-Response To Conditions, TE-Tender, FC-Fire Cert., LE-Contract / Legal.
CO-Construction AB-as Built.

D M N A
Doyle McDonogh Nash

Architects Landscape Architects

21 Patrick's Hill, Cork. T: 0214518371 Email:dnmarchitects.ie

(CLIENT)

COLLEGE CORINTHIANS A.F.C

JOB TITLE:

RESIDENTIAL DEVELOPMENT AT SCAIRT HILL, DONNYBROOK, CORK.

DRAWN TITLE:

SITE LAYOUT

JOB No:	Drawing Number:	Revision:	Scale:
AS PN	19017	1000	2 PA
SCALE: 1:500 @A3			

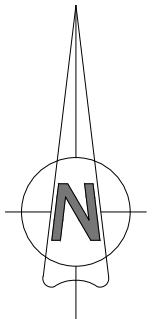


1001

Ground to be leveled and new footpath to be continued on from the existing footpath. See engineers drawings for details.

New zebra crossing. See engineers drawings for details.

EA 102
FFL 100.384
RDG 108.13 m
Existing



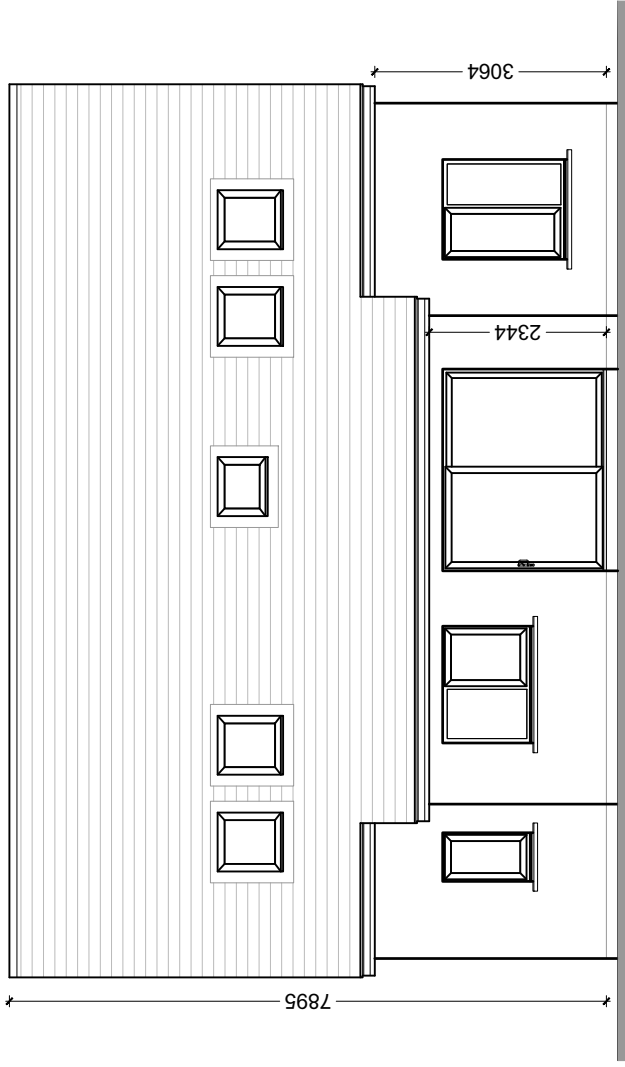
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1 ISSUED FOR PLANNING				18/07/19	AS
Rev DETAIL				DATE	BY

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Stage Abbreviations:
SU-Survey, SK-Sketch, PP-Preplanning, PA-Planning Application, FI-Further Information, AP-Approved, RC-Response To Conditions, TE-Tender, FC-File Copy, LC-Contract / Legal, CO-Construction, AB-As Built.

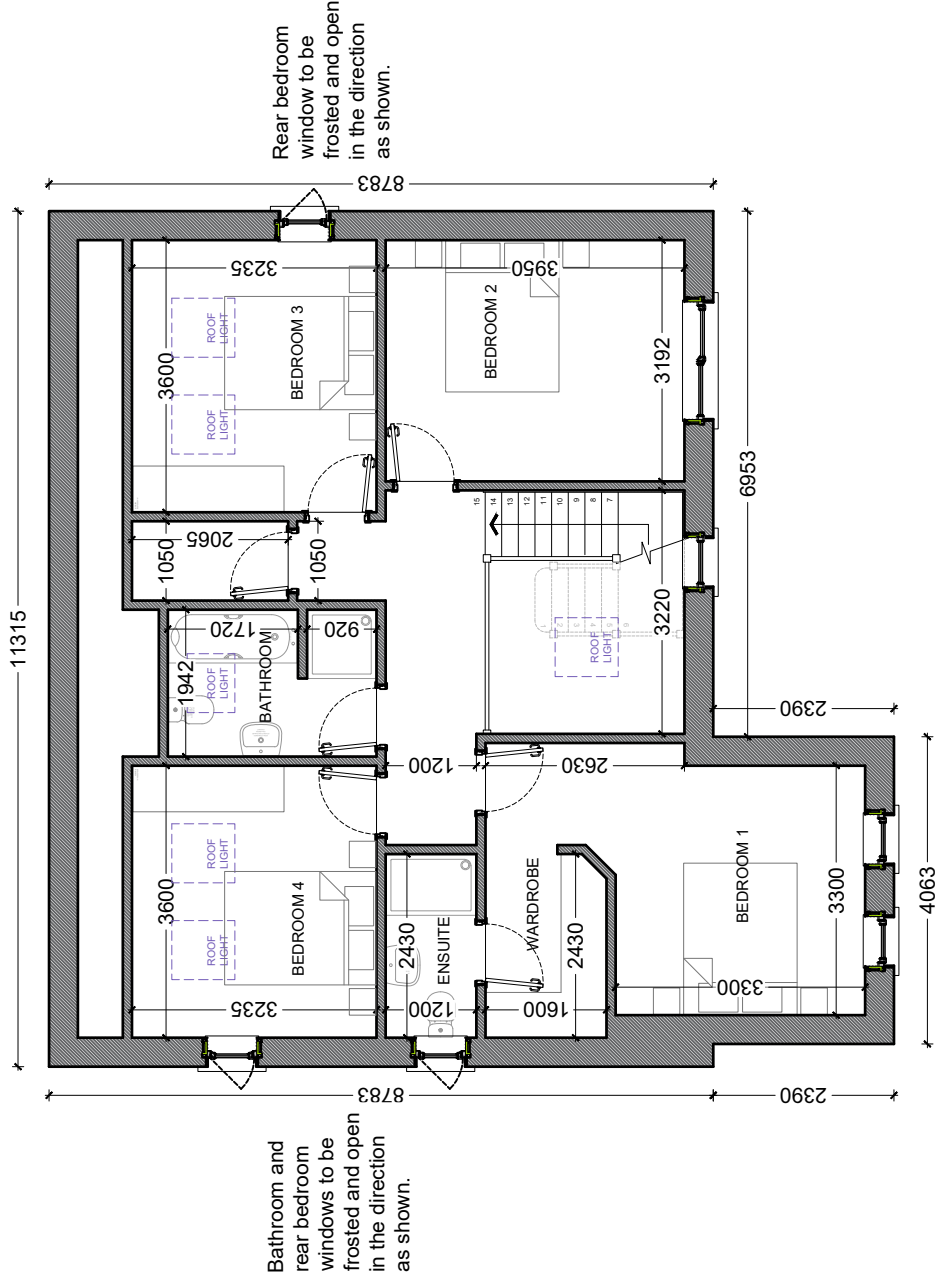
D M N A		Doyle McDonogh Nash			
Architects		Landscape Architects			
21 Patrick's Hill, Cork.		T: 0214518371	E: info@dmnarchitects.ie		
CLIENT:					
COLLEGE CORINTHIANS A.F.C					
JOB TITLE:					
RESIDENTIAL DEVELOPMENT AT SCAIRT HILL, DONNYBROOK, CORK.					
BRIEF TITLE:					
SITE LAYOUT					
Drawn By: AS	checked By: PN	Job No: 19017	Drawing Number: 1001	Revision: 2	Sheet: PA
SCALE: 1:250@A3					

PROPOSED RESIDENTIAL DEVELOPMENT FOR COLLEGE CORINTHIANS. DONNYBROOK.



REAR ELEVATION

PROPOSED MATERIALS
PITCH ROOF: SELECTED BLUE / BLACK CONC. ROOF TILE
WALLS: PAINTED RENDER WITH BANDING OVER WINDOW HEADS.
WINDOWS: uPVC TRIPLE GLAZED - GREY OR APPROVED COLOUR
DOORS: HARDWOOD / PVC TO SELECTED COLOUR
ROOF LIGHTS: GREY OR APPROVED COLOUR TO MATCH WINDOWS



FIRST FLOOR PLAN

1F AREA: 83.89m² (903 Sq.Ft.)

IMPORTANT TO BE READ
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CO=Construction All-As Built.

DMNA
Architects

Doyle McDonogh Nash
Landscape Architects

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JOB TITLE:
COLLEGE CURRICULUMS A.F.C.

RESIDENTIAL DEVELOPMENT
AT SCAIRT HILL, DONNYBROOK,
CORK.

OTHER TITLE: TYPE A PLANS & ELEVATIONS

Order By:	AS	Created By:	PN	Order No:	19017	Creating Period:	2000	Version:	2	Page:	PA
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