

# Lands at Kilnagleary, Carrigaline, Co. Cork



SUPERB DEVELOPMENT OPPORTUNITY



## Property

- > High Profile site 1.7Ha / 4.2 Acres located in Carrigaline.
- > Suitable for a variety of development opportunities subject to planning.
- > The site benefits from a positive planning history with planning granted previously under 05/1768, 05/8948 and 11/5512





## Location

Carrigaline is 14km south of Cork City and also a gateway to West Cork.

Carrigaline has a wide retail offering including a shopping centre, three large convenience stores (Super Valu, Dunnes Stores and Lidl), a co-operative store, Carrigaline Court Hotel, a number of pharmacies and a wide range of restaurants and other shops.

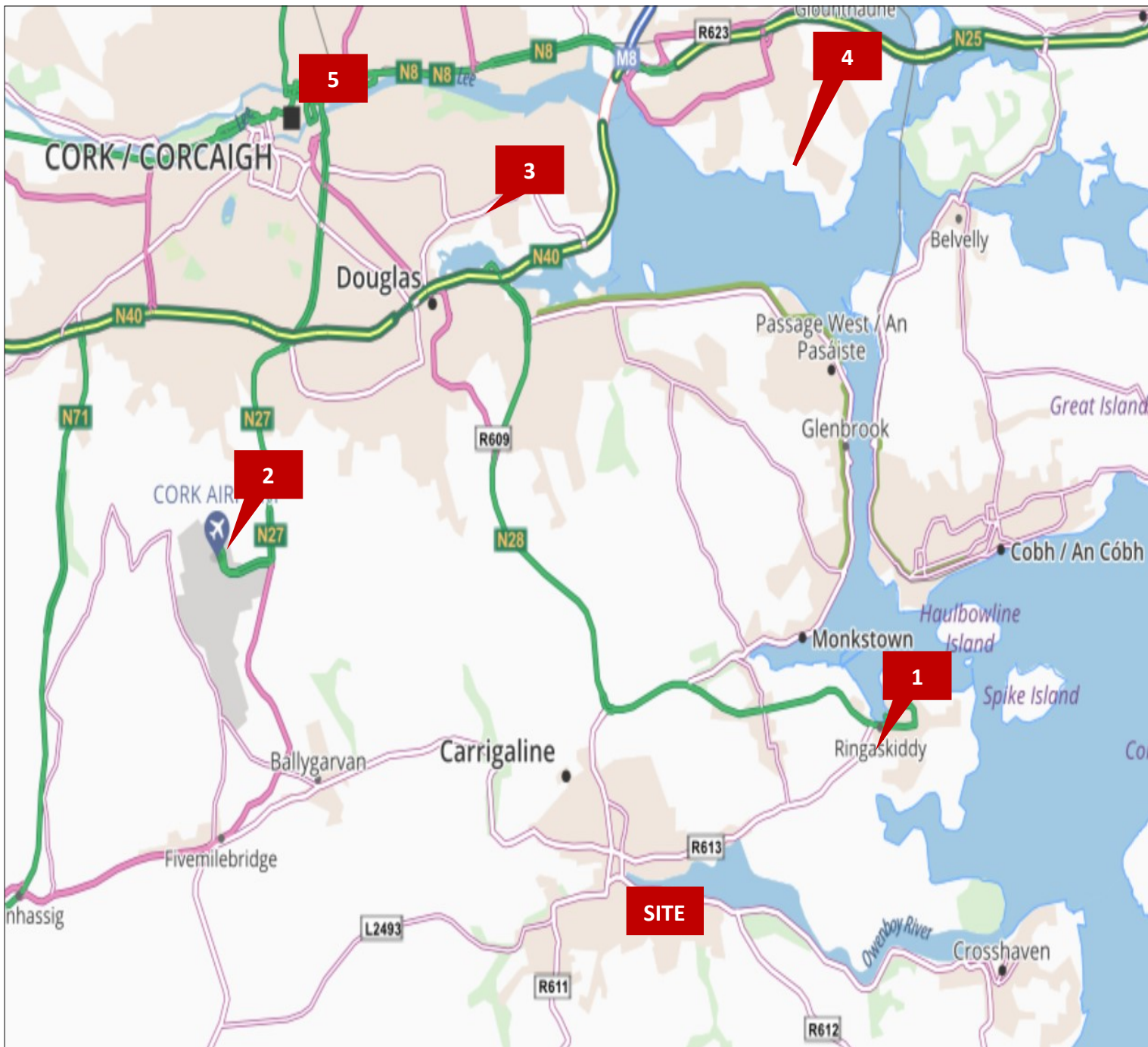
There is also a number of primary and secondary schools in the area as well as GAA, soccer, rugby, tennis, basketball and golf clubs.

The site itself is located adjacent to and accessed from the Ferney Road in Carrigaline, just south of its junction with the R612, Carrigaline to Crosshaven road.

A regular bus service operates through the town connecting to Ballincollig, Cork City, M.T.U. and to Crosshaven and Fountainstown.







## Cork Employment Hubs

There are a wide diverse range of industrial and multinationals employers in Cork with a number of these being located within close proximity of the subject site.

### 1. Ringaskiddy

- > Pfizer
- > Johnson & Johnson
- > Novartis
- > Bio Marin
- > Thermo Fisher

### 2. Cork Airport

- > Amazon
- > Cork Airport
- > IBM, Logitech
- > Analog Devices

### 3. Mahon

- > Mater Private
- > McAfee
- > Quest
- > Dell EMC

### 4. Little Island

- > Laya Health Care
- > Eli Lilly
- > Pfizer
- > Janssen Pharmaceutical

### 5. Cork City Centre

- > Apple
- > Facebook



**AERIAL VIEW 1**



**AERIAL VIEW 2**



**AERIAL VIEW 3**



**AERIAL VIEW 4**

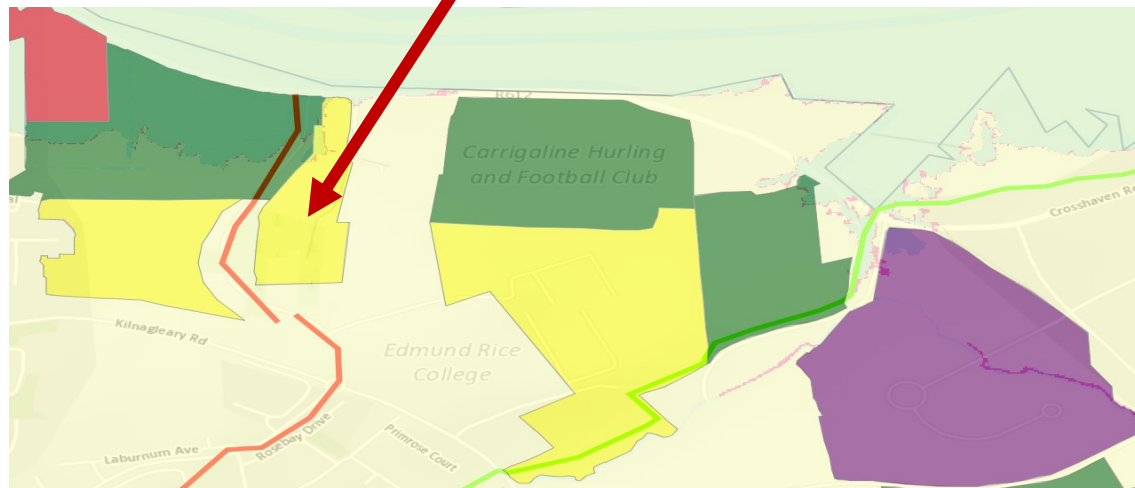
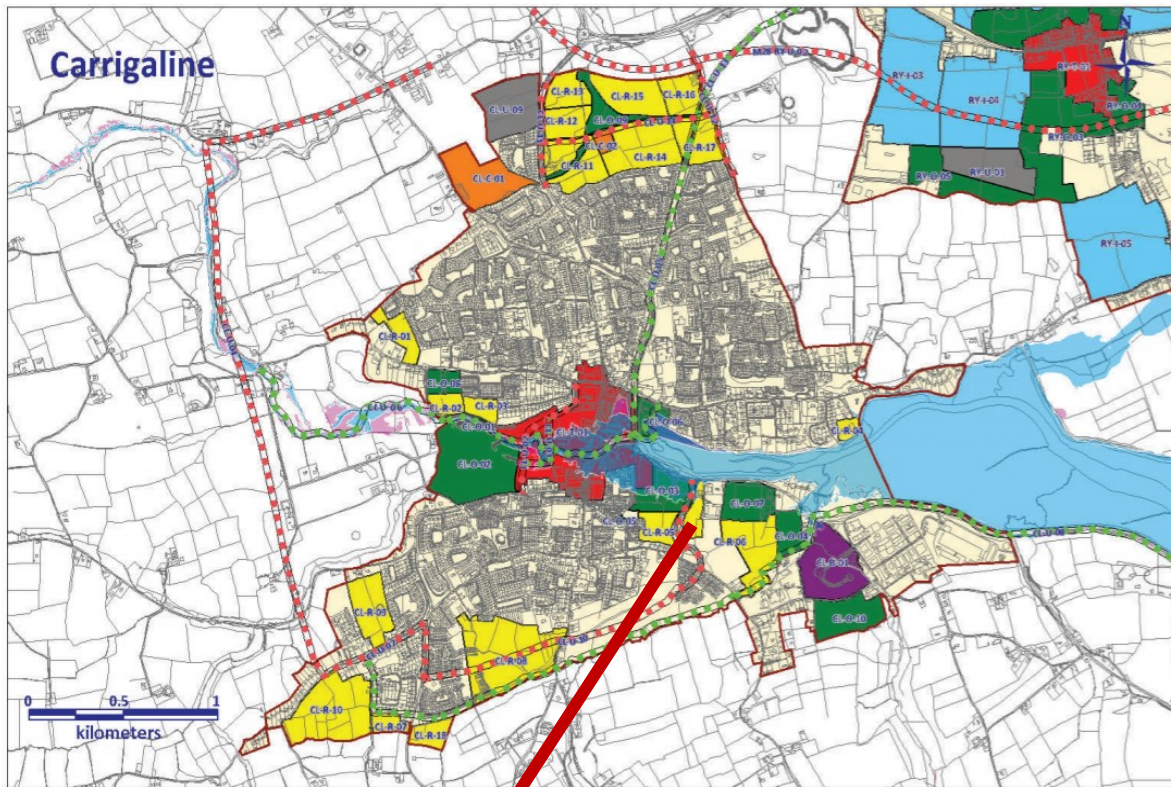




## Zoning

The zoning within which the site is located is referenced as CL-R-06 in the Ballincollig- Carrigaline Local Area Plan 2017.

The lands referenced as Objective CL-R-06 includes a Medium A net density residential development to include serviced sites and a mix of house types. Provision will also be made for a neighbourhood centre.



## Planning

The site has positive planning permissions to include those that accommodated:

### 051768

Outline permission granted for a nursing home with ancillary accommodation, car parking and site works. Conditions included:

No development shall take place within the revised 20m wide wayleave for the mains sewers at the north end of the site.

A wayleave will also be required to allow sewers to be constructed for the lands to the south.

### 058948

Mixed development of retail, creche, medical centre, office buildings, 25 no. apartments, 14 nol. Houses, 121 car parking spaces in total and all associated site works. (1.11ha /2.75 acre site). This site boundary included part of the adjoining site to the north, which was the subject of a previous application for a nursing home.

Conditional grant by Cork County Council, appealed to An Bord Pleanala (ref: 219550). Principle of residential development with some mixed uses on site was considered acceptable by the inspector.

### 115512

Extension of Duration of development as permitted by An Bord Pleanala ref. PL04.219550 Cork County Council ref: 05/8948. Granted 23/8/2011. Now expired.

## BER EXEMPT



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