



# Comhairle Cathrach Chorcaí

## Cork City Council

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

### Railyard Apartments, Albert Quay, Cork

#### Particulars of the Development

The Railyard Apartments proposed development comprises of the construction of 217 no. apartments, comprising 25 no. studio units; 92 no. 1-bedroom units; 88 no. 2-bedroom units; and 12 no. 3-bedroom units, all apartments in a building that ranges in height from 8 to 11 to 24 storeys over ground floor at the site at Albert Quay, Cork.

The development site, measuring approximately 0.2744 hectares, is bounded by Albert Quay East to the north, Albert Street to the west, the former Blackrock and Passage Railway Terminus – Ticket Office, a Protected Structure, Ref. No. PS 1138, and which is also a Recorded Monument, CO074-119002, the two-storey former Cork, Blackrock and Passage Railway Offices, Protected Structure, Ref. No. PS 1137, and the Albert Road Post Box, which is also a Protected Structure Ref. No. PS942 and Albert Road to the south, and Navigation Square to the east. The site is accessed by Albert Quay East and Albert Street.

The proposed development will comprise of:

- The demolition of the existing two-storey former Carey Tool Hire building.
- The construction of 217 no. apartments [25 no. studio units; 92 no. 1-bedroom units; 88 no. 2-bedroom units; and 12 no. 3-bedroom units] in a building that ranges in height from 8 to 11 to 24 storeys over ground floor.
- The provision of external balconies on the east, west and south elevations to the 12<sup>th</sup> floor on the east and west elevation, and to the 9th floor on the southern elevation.
- The provision of an external public realm area at ground level, an eastern laneway for servicing of the proposed development, in addition to its use as a pedestrian link.
- The provision of internal communal space areas at ground floor, 1st floor, and 2nd floor, and 2no. external rooftop terraces on the 9th floor and the 12th floor.
- The provision of a ground floor community/arts use, with external seating area and a ground floor creche with external covered play area.
- The provision of ground level plant, ancillary uses, and bin store.
- Bicycle spaces at lower ground floor and ground floor level; additional visitor bicycle spaces; and a set down delivery area at ground floor level on Albert Street.
- Set back of the eastern boundary wall to the north and south.
- All ancillary site development, public realm and landscaping works, as outlined in the plans and particulars.

Cork City Council proposes a mixed tenure housing scheme for this development, with an emphasis on cost rental affordable housing, together with an equivalent Part V social housing delivery which shall include accommodation for older persons, rightsizing and persons with a disability.

Cork City Council proposes to partner with an approved housing body for the delivery and management of the scheme.



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