



Major Cork Docklands Project Proposed

A landmark office and commercial development for Cork Docklands has been proposed by developers, O'Callaghan Properties.

A planning application for the development of 160,000 sq.ft. of offices and ground floor retail on a site at Anderson's Quay has been submitted to Cork City Council.

The €210 million project which will create some 700 permanent jobs and 350 jobs during construction, will be viewed as a major fillip to docklands regeneration in Cork and a welcome respite from construction sector negativity.

The project's location within a few minutes walk of the city's principal retail and business districts, makes a strong statement for commercial investment, according to O'Callaghan Properties' managing director, Owen O'Callaghan.

"Cork has suffered in recent years because of a lack of large scale, third generation city centre office availability. Investment and jobs have gone elsewhere as a result. The development of office accommodation on such a well placed site, near the railway and bus stations, will be very attractive and will address some of the city's office capacity problems. It also continues the successful renewal of the area which has occurred in recent years."

"There is no doubt in my mind that a strong market still currently exists for high quality office accommodation in Cork, provided the location is right. Our project at Anderson's Quay is centrally located, near public transport and has very high design values. We see this as an opportunity for Cork to have a Corporate Headquarters type office building available in a city centre location. We are very confident about this project and it would be our intention to commence construction on it once planning permission is obtained." Mr. O'Callaghan said.

The site for the project which will have 140 underground parking spaces incorporated, is on the south bank of the northern channel of the River Lee, near Clontarf Bridge and the city Bus Station. The site was assembled through the acquisition of a number of adjoining premises including Reliance Bearing Ltd. the former Animals Home, Mahers Sports and S- Tyres. The latter two companies will continue to operate within the new complex while O'Callaghan Properties have developed a new, state of the art Animals Home at Mahon to replace the Clontarf St. facility.

The building design by Wilson Architecture is striking and contemporary and characterised by a circular, cylindrical form. Because the building line is set back from the site boundary to express the cylindrical form, public space at the corner of Anderson's Quay/Clontarf Street becomes more generous. This allows more active public frontages to the ground floor units as well as allowing the public realm to be brought into the building to the atrium which accesses the offices overhead.

The planning application marks the commencement of O'Callaghan Properties' active development phase in Cork Docklands. The company has assembled a 1.5 acre site in Albert Quay and is expected to lodge a planning application for one of the city's most significant office developments in early Spring 2009.

For Further Information Please Contact:

Pat Casey,

Casey Communications

021-4272224

or info@caseycommunications.ie