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To whom it may concern,

Cork Chamber welcomes the opportunity to contribute to the public consultation on the planning notice for the development of 147 apartments, a café/restaurant and two offices/retail units at Anglesea Terrace, Cork.

Cork Chamber represents 1,200 members together employing 130,000 people throughout the city, metropolitan area and county. Our vision is to lead a transforming and ambitious Cork City and County, uniting, representing and supporting our members and community. Our direction is guided by our formal pledge to uphold the United Nations Sustainable Development Goals. Cork Chamber has also been designated an SDG Champion by the Department of the Environment, Climate and Communications for 2024-25.

Cork Chamber's advocacy efforts are guided by the views and priorities of our partners, and are shaped by our continuous engagement with members, our board and key stakeholders in Cork City and County. Cork Chamber is deeply committed to sustainability, embedding it within all our activities and initiatives.

Housing delivery has consistently emerged as a top priority. Cork is the fastest-growing city region in Ireland, and it is vital that housing delivery keeps pace with this demographic growth.

The city and wider region has been earmarked for significant growth under government policies, including the National Planning Framework and the National Development Plan, and to ensure that Cork is in a position to meet this economic growth and to attract and retain the skills and talent needed for the coming years, the delivery of new housing is essential.

Urgent action is needed to mitigate existing shortfalls and keep pace with growing demand in the city and county. The Housing Commission has estimated that, as of the 2022 census, there was a housing deficit of between 212,500 and 256,000 homes in Ireland, and accordingly, a deficit of between 24,000 and 29,000 homes in Cork in line with Cork's population.¹

¹ [Report of The Housing Commission](#)

The updated National Planning Framework (NPF) maps out ambitious population targets for Cork. It notes a projected increase in the population of Cork city and its suburbs by 96,000 people to at least 320,000 by 2040, with 50% of this new population to be within the existing city and suburban footprint.²

The government's new housing strategy, *Delivering Homes, Building Communities 2025-2030*³, targets the construction of 300,000 new homes by the end of the lifetime of the plan, and it is vitally important that we see accelerated output of high-density schemes, such as that proposed for Anglesea Terrace, to provide some much-needed stock to the housing market in the short- and medium-term.

Recent government policy changes and funding commitments have been geared towards accelerating the output of apartment developments by bridging the viability gap. Increasing the availability of apartments in the housing market to buy or rent is a vital component of resolving the crisis in supply.

The development of city centre apartments will also help to enhance our cities as a place to live, visit and work, boosting local businesses, increasing the volume of people out and about on evenings and weekends, and resulting in an overall improvement in the vibrancy of our urban centres.

This particular scheme represents a positive development in housing in Cork city. It is high-density, proposing the delivery of 147 new homes on a well-located city centre site in a building of up to 16 storeys in height. It includes landscaped courtyards and retail units and is located close to city centre amenities, retail and community services, representing an attractive, high standard of living.

It is also within walking distance to both Kent Station and Cork's bus station at Parnell Place, close to several well-served bus routes, and within a short walking distance of the city's main shopping and hospitality streets.

While this development is located close to some well-served areas for public transport, Cork Chamber would encourage Cork City Council, the Land Development Agency and public transport providers, including Bus Éireann, to engage closely to ensure that the needs of the future population are well-catered for. Bicycle parking and the rollout of public bike stops nearby would be a welcome boost for the scheme, which is also located close to the future route of Luas Cork, which will also serve to connect residents to areas such as Mahon, the universities and other parts of the city.

It is also important to ensure that complementary infrastructure, such as playgrounds, segregated cycle paths and other amenities, are delivered in tandem with schemes such as this to ensure that Cork city is a viable option for families and long-term renters.

It is also notable that the Anglesea Terrace scheme is the latest proposal from the Land Development Agency in Cork city, where it is also progressing developments in Shanakiel, Wilton and the Cork Docklands, delivering up to 1,400 homes, pending approval. This volume of output is welcome.

² Final draft of the National Planning Framework, P22, <https://cdn.npf.ie/wp-content/uploads/Final-Draft-Revised-National-Planning-Framework.pdf>

³ [Delivering Homes, Building Communities 2025-2030](#)

Supporting housing development in a sustainable, future-proof is a key focus for Cork Chamber and its members. Developing on suitable sites in areas in the city is an essential component in meeting the ambitious housing and population targets mapped out for the region and is crucial in responding to the immediate issue of the housing crisis.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Conor Healy', positioned above a horizontal line.

Conor Healy
CEO