

## CUSTOM HOUSE 34-STOREY BUILDING CORK

Computer Generated Image of the proposed tower (Source; Cork Beo)



The Custom House Quay site in Cork's port area is proposed to be redeveloped to a 34-storey hotel tower. The developer, Tower Holdings Group believes this development will help make Cork's docklands an integral part of the city's centre. The developer is promising a project that will be a symbol not only for the city of Cork but an icon for Ireland as a well-known modern European destination.

The building will also include retail units, cultural spaces, food and beverage businesses, office space, recreational areas and a micro-distillery. The Custom House Quay will be the centrepiece of Cork's new business district. The developer believes the design preserves the existing infrastructure for the future while also adding new tourism and commercial offerings. The designs for the tower have retained the existing customs house and warehouse.

The developer will lodge their application for planning permission to An Bord Pleanála, which is responsible for planning permission for developments over 100 residential units. The proposed development includes over 200 residential units.

The introduction of new building height guidelines in 2018 by the government has led to a debate between planners, developers, architects, heritage groups and the general public and how the city's skyline should develop in the future. The development has petitions that are both in favour and opposed to the development.

Many people believe the urban form of cities must evolve, along with the nature and use of buildings. The evolution will allow for sustainable development in the city to occur. The developer has recently got planning permission for a nearby 15-storey Prism office development. The development was objected to by heritage body An Taisce who has claimed the tower will ruin the views of historical buildings and that a building with this height would allow for others this height in Cork's city centre to be developed.

A meeting will soon be held between the public and the developers to discuss the development. An Bord Pleanála will decide the future of this development whether it will maintain and enhance the original architectural features of this heritage site and its historic past. The developer believes that the new landmark tower will help create an icon for the city, helping to secure a sustainable future for the site.