

CREAMFIELDS



A New Vibrant Community in the Heart of the City

Unique Opportunity for Regeneration

Our Vision



The old CMP Dairies site is situated at a key gateway location into Cork City. Having been derelict for quite a number of years, now is the opportune time to develop the site into something truly special.

Creamfields is that opportunity; it is a world class development that offers modern living, ample green open-air spaces as well as much needed local amenities, including a primary care centre and a creche.

Creamfields epitomises Chic City Living; Luxury, Comfort, Space & Light

Designed by award winning architects Reddy Architecture and Urbanism, Creamfields will deliver a 'best in class' modern, attractive residential accommodation, comprising townhouses and apartments, on the Kinsale Road. The focus of the development is a 15-storey landmark building that becomes a new focal point in the city.

With connecting walkways and access roads, the development has a feel

of a vibrant community where people of all ages live in comfort and style. The attractive, landscaped green areas provide outdoor spaces unrivalled by any other development in the city.

Creamfields will not only serve the residents but also those in neighbouring communities of Ballyphehane, Togher, Turners Cross, and the Lough.


These surrounding areas will benefit from the Primary Care Centre, Gym, Creche as well as the public spaces.


The development will also contribute towards better connectivity to Tramore Valley Park as well as improved walk and cycle ways into and out of the city centre.

It will also become a catalyst for a wider development of a significant new city centre precinct, a new Town Square.

The development is essential to meet the needs of Cork city's growth as it more than doubles its population over the next 20 years as envisaged in the National Planning Framework 2040.



 609 modern residential units
- 190x 1-bed, 337x 2-bed, 48x 3-bed & 34x 4-bed, including 48x Townhouses.

 Landscaped open areas for the community to enjoy

 Primary Care Centre with HSE Services & GP Practice

 Pharmacy

 Gym

 Creche

 Café/ Restaurant



Caring for the Community

Connectivity: Public Transport Corridor



The development includes a new Primary Care Centre, which will be strategically located on Tramore Road, generating the feeling of a Town Square Plaza.

The Care Centre will contain local GP practices, HSE services, medical support services and pharmacy to serve the wider community with a “one stop shop” health care services.

Creamfields also has a much-needed café/restaurant to serve the neighbourhood that currently only has a fast-food outlet and a coffee shop located deep within the retail park.



As part of the CMATS plan, Kinsale Road will have dedicated separate cycle lanes and public transport rapid corridors.



This proposal offers the opportunity to provide an attractive landscaped active edge to one side of Kinsale Road and we would see this as being one part of a continuous improvement along this critical route so that in time it could be an arterial boulevard that provides an attractive route into the city.

The layout and design of the scheme allows for future connectivity to adjoining sites and connectivity to the City centre, Cork Airport and Tramore Valley Park. The scale of the precinct will ensure that there will also be the delivery of services, retail, employment, education and leisure all within 15 minutes’ walk of each other and also within 15 minutes of the city centre by public transport.

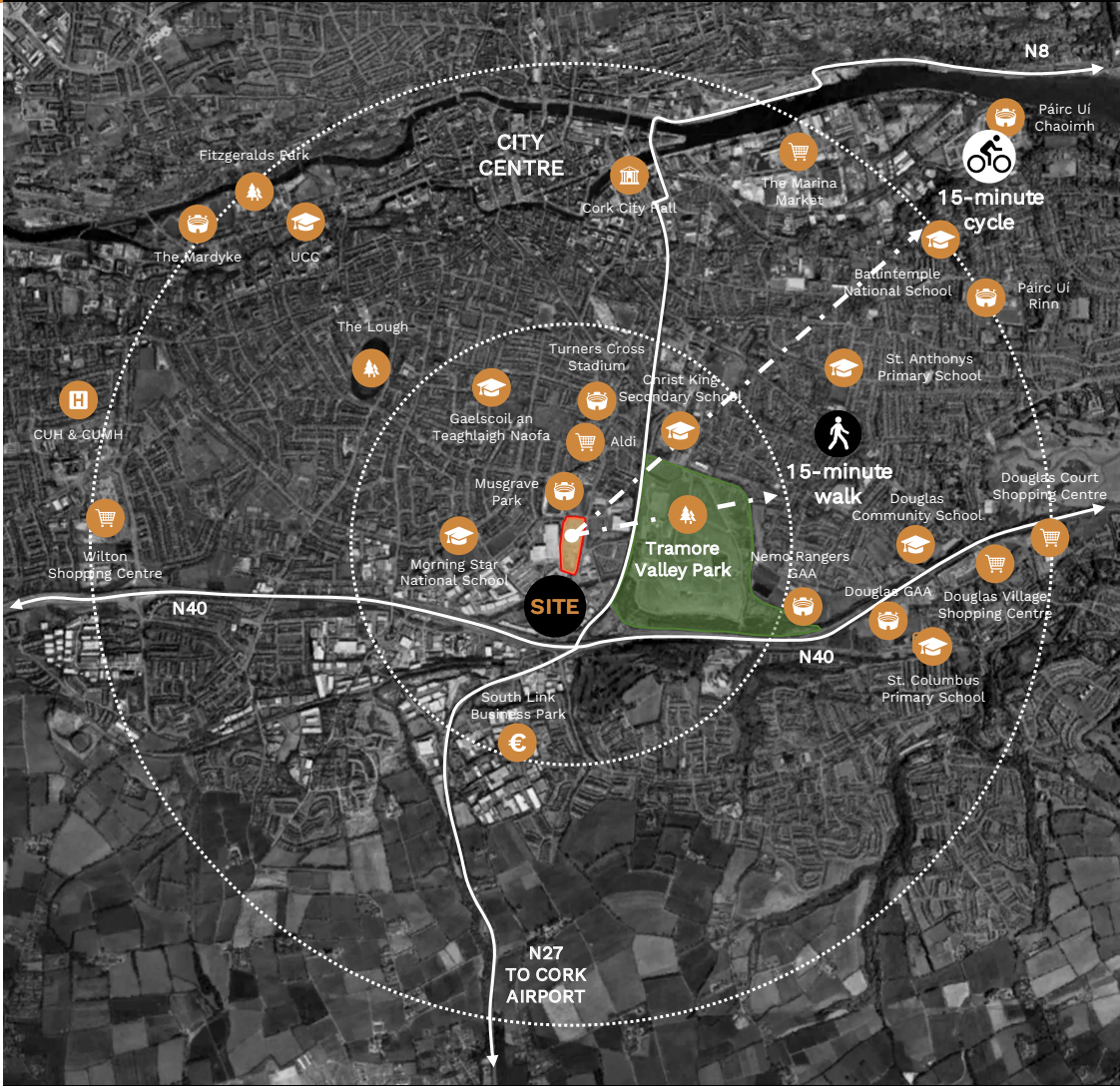
Modern, Attractive Accommodation

Summary Residential Schedule of Accommodation Table

	Dwelling Type	1-Bed	2-Bed	3-Bed	4-Bed	Total	No. with Dual Aspect
(Non BTR)							
Building B	Apartment	42	48	-	-	90	55
Building C	Apartment	37	79	-	-	116	71
Building J	Apartment	24	23	8	-	55	35
	Townhouse	1	10	3	-	14	6
Duplex Building G	Apartment	-	5	-	-	5	5
	Townhouse	-	-	-	5	5	5
Duplex Building H	Apartment	-	4	-	-	4	4
	Townhouse	-	-	-	4	4	4
Building I	Apartment	-	4	-	-	4	4
	Townhouse	-	-	-	4	4	4
Building L	Apartment	-	9	-	-	9	18
	Townhouse	-	-	-	9	9	18
Duplex Building M	Apartment	-	3	-	-	3	3
	Townhouse	-	-	-	3	3	3
Duplex Building N	Apartment	8	10	-	-	18	18
	Townhouse	-	-	-	9	9	9
(BTR)							
Building E	Apartment	21	73	21	-	115	94
Building F	Apartment	57	69	16	-	142	74
TOTAL		190	337	48	34	609	430
		31%	55%	8%	6%		



Central Location



(Former CMP Dairy site) Tramore Road/Kinsale Road, Cork



Travel to Cork City in under 15 Minutes



CREAMFIELDS

www.creamfieldsshd.ie