



## **Atlantic Quarter to Transform Cork City**

Plans for the single largest development project ever undertaken in Cork were unveiled this afternoon (March 6<sup>th</sup>) by developers Howard Holdings.

Atlantic Quarter is set to become a catalyst for the “New Cork”, a modern European city offering attraction for commercial investment, city living, and tourism, alongside a strong approach to the arts and the environment.

Howard Holdings Chief Executive, Greg Coughlan, describes Atlantic Quarter as being without parallel in Cork in terms of its scale, ambition and vision for the city. “This is a radically different project to anything Cork has seen before. It is created by some of the leading global design and urbanisation specialists and will offer a unique cluster of landmark buildings of architectural acclaim that will highlight the river’s and docklands’ prominence to visitors and investors, and signal the strong emergence of Cork City”.

Atlantic Quarter, a €1 billion mixed-use project in Cork’s South Docklands will create 4,800 jobs and will comprise:

- 550,000 sq. ft. of office space
- A dramatic new bridge river crossing, the largest single span, opening bridge in Europe
- The Arena, a 120,000 sq.ft. Event and Conference Centre, capable of hosting over 5,300 people
- 205 room Four Star Hotel
- 575 Residential Units which will host some 1,600 residents
- Cafes, restaurants, bars, commercial space
- Waterside pedestrian walks

Howard Holdings has been the key commercial driver of development in the Cork Docklands to date. Its City Quarter development of previously derelict land for an acclaimed office, commercial, hotel and conference centre project has been a seminal renewal project for the city. Now the company which has substantial property interests in the U.K., Poland, Italy, Portugal and Spain and is headquartered in Cork, is undertaking its most transformational and ambitious urban project

Said Mr. Coughlan: “Atlantic Quarter addresses a series of major economic and cultural infrastructural deficits in the city. The creation of significant advance office space will provide large floorplate office buildings not presently available in Cork City Centre. The 550,000 square feet of office space will establish a critical mass that will become a dynamic marketing tool for the city and will create nearly 4,800 new jobs. With excellent roadway access and public transport connections, and with the amenities provided by the other features of the scheme, these buildings will house high profile corporations, and will bring significant employment to the Docklands”.

The development of the Arena will finally address a major gap in Cork’s event and conference infrastructure. It will create a major new cultural destination in the form of performance, conference and exhibition space. Its importance to the city will be highlighted by its high level of public realm and artist space in the dramatic foyer.

The attractiveness of Cork as a location for investment will be further enhanced by the construction of a new swing bridge which will facilitate needed access to the eastern docklands. It will draw through-traffic away from both the city centre and the interior of the docklands community, and serve a gateway function, both functionally and symbolically, for the whole of the Docklands and Cork City. Its dramatic design will emerge as a predominant symbol of Cork’s docklands redevelopment.

Sustainability is built into every aspect of Atlantic Quarter by achieving an appropriate density and mix of uses to reduce reliance on the private automobile - uses which support a high level of public transport use. An inter-connected network of paths and green spaces will encourage passive forms of transportation. Leading-edge waste management, energy production, and district heating and cooling practices and technologies will make the Docklands a model of sustainable development.

Water and public space define the Atlantic Quarter project. Views towards, public access to, and pedestrian promenades along the water are provided for to encourage vitality and maintain safety throughout the public realm. The ground floors of the buildings lining the square will support a diversity of uses including restaurants, cafés, bars, and flexible commercial space.

Along with the residential units provided in the landmark buildings, a range of more traditional household types is contained in the development. A good number of grade-related units and a full complement of family sized units will ensure that a diverse community of singles, couples, and full families will reside in the Atlantic Quarter. High quality and generous private and shared open space will allow for comfortable outdoor living. In all, over 575 residential units are contained in the scheme: these will house over 1,600 residents: enough people to create a real community.

The planning for the development of the Atlantic Quarter has been crafted by global leaders in urban planning, design and engineering. Led by Jason Clerkin, Director, Howard Holdings, the design team includes Foster and Partners, Patel Taylor, Scott Tallon Walker, Wilkinson Eyre, Urban Strategies, HKR Architects, Mitchell and Associates, Arup, White Young Green, DLPKS, Cunnane Stratton Reynolds and KMCs Integris

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