FORM 19

Planning Development Management
Cork City Council
City Hall, Cork,
T12 T99
Email: LRD@corkcity.ie

Cork City Council

Planning Application Form

Large-scale Residential Development (LRD)

Confidential Contact Information

(To be completed for all applications)

- The applicant(s) address **must** be submitted on this page.
- This section will not be published on the internet as part of the planning file.
- **Only one copy of this section needs to be submitted**

1. Applicant Details

Applicant 1		Applicant 2	
Address (Required)	Beckett House Barrack Square, Ballincollig, Cork	**Address (Required)**	
Eircode	P31 FK27	**Eircode**	
Contact No.	021 434 3111	**Contact No.**	
Mobile No.	N/A	**Mobile No.**	
Email Address	N/A	**Email Address**	

2. Person/Agent acting on behalf of the Applicant (if any):

Name:	Majella O'Callaghan, McCutcheon Halley Planning Consultants
Address:	6 Joyce House, Barrack Square, Ballincollig, Cork
Eircode	P31 YX97
Contact No.	021 4208723
Mobile No.	N/A
Email Address	mocallaghan@mhplanning.ie
Should all correspondence be sent to the above address? Tick √appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	

YES	✓	**NO**	

3. Person responsible for preparation of Drawings and Plans:

Name:	Peter Heffernan, Wilson Architecture
Address:	St Patrick's Place, Wellington Road, Cork, Ireland
Eircode	T23 E9HF
Contact No.	021-4555255
Mobile No.	n/a
Email Address	info@wilsonarchitecture.ie

4. Contact details of Company: Where Applicant is a Company registered under the CompaniesActs (1963 to 2017)

Applicant Address:	Beckett House, Barrack Square, Ballincollig, Cork P31 FK27
Registered Address of Company:	Beckett House, Barrack Square, Ballincollig, Cork
Eircode	P31 FK27
Contact No.	021 4343111
Mobile No.	N/A
Email Address	N/A

5. Owner (required where applicant is not the owner):

Name:	Cork City Council (for works on Old Fort Road)
Address:	City Hall, Anglesea Street, Cork
Eircode	T12 T997
Contact No.	021 492400
Email Address	N/A

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application. These details will not be made available to any third party with the exception of An Bord Pleanála for the purpose of administering the appeal.

FORM 19

Planning Development Management
Cork City Council
City Hall, Cork,
T12 T99
Email: LRD@corkcity.ie

Cork City Council

Planning Application Form
Large-scale Residential Development (LRD)

Please note the following information before completing this application.

- This Planning Application form is for a Large-scale Residential Development (LRD) only. It is a combination of the standard planning application for a section 34 planning application and supplementary questions and information required for an LRD.
- Please read the information provided on LRDs on Cork City Council's website Large-scale Residential Developments (LRD) - Cork City Council
- Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.
- Please ensure that all necessary documentation is attached to your application form.
- Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

1. Applicant(s) name(s)

O'Flynn Construction Co. Unlimited Company

2. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017) please supply the following:

Name(s) of Company director(s)	Michael O'Flynn, Michael Kelleher, Margaret O'Neill, Padraig Moore
Company Registration No.	567982

3. Name of Person/Agent acting on behalf of the Applicant:

Majella O'Callaghan, McCutcheon Halley Planning Consultants

4. Person responsible for preparation of Drawings and Plans:

Name	Peter Heffernan
Firm/Company	Wilson Architecture

5. Address, Location, or Townland of the proposed Large-scale Residential Development:
(as may best identify the land in question)

Old Fort Road, Ballincollig, Cork	
Ordnance Survey Map Ref No (and the Grid Reference where available	6380-20 / 6380-19 Grid Eastings: 559259.5631 Grid Northings: 571074.7158

6. Description of the proposed Large-scale Residential Development:

Brief description of nature and extent of development, including uses	Permission for a Large Scale Residential Development (LRD) located at Old Fort Road, Ballincollig, Cork, comprising the construction of 157 no. residential apartments (consisting of a mix of 1 and 2 bed units), in a development of 3 no. blocks ranging in height from 2 to 6 storeys, 1 no. childcare facility, and all associated site development works including footpaths, cycle lanes, car and cycle parking, drainage, bin stores, lighting, boundary treatment, landscaping/amenity areas, plant rooms and an ESB Substation. The provision of a new tabletop junction and access to the site will be provided along Old Fort Road. The application may be inspected online at the following website set up by the applicant: www.oldfortroadlrd.ie

7. Legal Interest of Applicant in the Land or Structure:

Please indicate applicant's legal interest in the land or structure	✓ Owner ✓ Other
Where legal interest is 'Other', please expand further on your interest in the land or structure	Cork City Council is the legal owner of the lands on Old Fort Road within the red line boundary – please see letter of consent issued by Cork City Council submitted with this application. The remainder of the site is in the applicant's ownership.
If you are not the legal owner, please state the name of the owner and supply a letter from the owner consenting to the making of this application.	Cork City Council City Hall, Cork, T12 T99

8. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	LRD140-25
Meeting date(s):	06/11/25
(B) LRD Opinion Meeting with Planning Authority: State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number: Meeting date(s):	LRD25-16 05/02/2026
Date that the LRD Opinion was issued:	05/03/2026

9. Website Address

Website address where the LRD application is available for inspection:	www.oldfortroadlrd.ie

10. Site Area:

Area of site to which the application relates in hectares	1.21ha

11. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	ZO 06 Urban Town Centre

Existing use(s) of the site and proposed use(s) of the site:	Existing use: Greenfield Proposed use: Residential

12. Site History

Details regarding the site history (if known)		
Has the site in question ever, to your knowledge, been flooded?	Yes ☐	No ☒
If yes, please give details e.g. year, extent. N/A		
Are you aware of previous uses of the site e.g. dumping or quarrying?	Yes ☐	No ☒
If yes, please give details. N/A		
Are you aware of any valid planning applications previously made in respect of this land/structure?	Yes ☒	No ☐
If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known: Reference No.: **ACP: 307313-20** Date: 11th June 2020 Reference No.: **ACP: 313642-22** Date: 25th May 2022 Reference No.: **03122** Date: January 17 2003 Reference No. : **046220** Date: August 13 2004 Reference No.: **049569** Date: December 22 2004 Reference No.: **052524** Date: April 19 2005 Reference No.: **055012** Date: July 13 2005 Reference No.: **058596** Date: November 23 2005 Reference No.: **058856** Date: December 1 2005 Reference No.: **066453** Date: April 18 2006 Reference No.: **0610659** Date: September 15 2006 Reference No.: **0611583** Date: October 19 2006 Reference No.: **0613556** Date: December 20 2006 Reference No.: **085508** Date: March 18 2008 Reference No.: **086613** Date: May 8 2008 Reference No.: **124775** Date: April 17 2012 If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.		
Is the application for the same development or for development of the same description as an application for permission for development which is the subject of an appeal to An Bord Pleanála?	Yes ☐	No ☒
An Bord Pleanála Reference No.: N/A		

13. Where the application includes an existing building or buildings:

Gross floor space of any existing building(s) in m²	0
Gross floor space of proposed works in m²	13,735.3m2
Gross floor space of work to be retained in m² (if appropriate)	0
Gross floor space of any demolition in m² (if appropriate)	0

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)	N/A
Proposed use (or use it is proposed to retain)	Residential
Nature and extent of any such proposed use (or use it is proposed to retain)	Residential

15. Social and Affordable Housing

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?	Yes ☒	No ☐

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,

(i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and

(ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.

If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 20008, please submit a copy of the Certificate of Exemption under section 97 (or, where an application has been made but has not yet been decided, please submit a copy of the application).

If the answer to the above question is "no" by virtue of section 96(14) of the Planning and Development Act 2009, please submit details indicating the basis on which section 96(14) is considered to apply to the development.

Date the lands subject of the application were purchased by the applicant?	N/A

16. Development Details

Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	Yes ☐	No ☒
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	Yes ☐	No ☒
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994	Yes ☐	No ☒
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?	Yes ☐	No ☒
Does the proposed development require the preparation of an Environmental Impact Statement?	Yes ☐	No ☒
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence issued by the Environmental Protection Agency (EPA)?	Yes ☐	No ☒
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?	Yes ☐	No ☒
Do the Major Accident Regulations apply to the proposed development?	Yes ☐	No ☒
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Industrial Emissions Directive Licence issued by the Environmental Protection Agency (EPA)?	Yes ☐	No ☒
Does the application relate to a development in a Strategic Development Zone?	Yes ☐	No ☒
Does the proposed development involve the demolition of any habitable house?	Yes ☐	No ☒

17. Details of Proposed Units

Apartments		
Unit Types	**No. of Units**	**Gross floor space in m²**
Studio	0	0 m^2
1-bed	77	3,708.0 m^2
2-bed	80	5,835.8 m^2
3-bed	0	0 m^2
4-bed	0	0 m^2
Total	157	9,543.8m^2

Student Accommodation			
Unit Types	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m²**
Studio	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
Total	N/A	N/A	N/A

Houses			
Unit Types	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m²**
Terrace	N/A	N/A	N/A
Semi-detached	N/A	N/A	N/A
Detached	N/A	N/A	N/A
Duplex	N/A	N/A	N/A
Total	N/A	N/A	N/A

Total number of residential units in proposed development	157 no. units

Number of car-parking spaces to be provided		
Existing	**Proposed**	**Total**
38	48	91

Number of bicycle-parking spaces to be provided		
Existing	**Proposed**	**Total**
0	260	260

LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m²:	13,735.3 m2
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	1,377.4 m2
(i) e.g Parking	1,152.8 m2
(ii) e.g. Childcare	224.6 m2
(iii) Other	
(c) State the cumulative gross floor space of the non-residential development proposed in m² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	N/A
Class of Development	**Gross Floor Space in m²**
(i)	
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	13,735.3 m2
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	**100%**

Additional / Supporting documents	Enclosed		
Website address and notification of the fact that the application is an LRD included in the site notice and newspaper notice	Yes ☒	No ☐	
Site location map sufficient to identify the land, at appropriate scale.	Yes ☒	No ☐	
Layout plan of the proposed development, at appropriate scale.	Yes ☒	No ☐	
Statement of consistency with the Development Plan	Yes ☒	No ☐	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response included to the issues set out in the LRD Opinion.	Yes ☒	No ☐	N/A ☐
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes ☒	No ☐	N/A ☐

Design	Enclosed		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes ☒	No ☐	N/A ☐
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes ☒	No ☐	
Water Services:	**Enclosed**		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes ☒	No ☐	
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes ☒	No ☐	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes ☒	No ☐	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes ☒	No ☐	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes ☒	No ☐	
Traffic and Transport:	**Enclosed**		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes ☒	No ☐	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes ☒	No ☐	N/A ☐
Taking in Charge:	**Enclosed**		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes ☒	No ☐	
Maps, Plans and Drawings:	**Enclosed**		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes ☒	No ☐	

18. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes ☒	No ☐
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes ☒	No ☐
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes ☒	No ☐
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes ☒	No ☐
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes ☐	No ☒
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.	Yes ☐	No ☒
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	Yes ☒	No ☐

19. Services

Proposed Surface Water Disposal
Public Sewer/Drain [X] Soakpit [ ] Watercourse [ ] Other [ ] Please specify

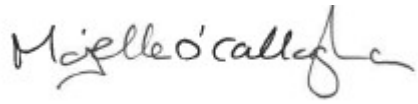
20. Details of Public Notice

Approved newspaper in which notice was published	The Evening Echo
Date of publication	18th June 2026
Date on which site notice was erected	18th June 2026

21. Application Fee

Fee payable	€22,151
Basis of Calculation (see appendix 1) Housing Units – Class 14B: Number of units: 157 Fee per unit: €130 Total for housing units: 157 × 130 = €20,410 Non-Residential Uses – Class 14C: Gross Floor Space (creche): 224.6m² Fee per square metre: €7.20 Calculation: €225 × 7.20 = €1,620 Ancillary Development – Class 13 1.21ha @ €10 per 0.1 = €121	

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	19th June 2026

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at https://www.corkcity.ie/en/council-services/public-info/gdpr/.

We request that you read these as they contain important information about how we process personal data.

Cork City Council Official Use Only:	
Planning Reference:	

Cork City Council Stamp:

Appendix 1 Large-Scale Development Application Fees

Planning And Development (Large-Scale Residential Development Fees) Regulations 2021

Class of Development	**Amount of Fee**	**Amount of Fee for Retention Permission**
14. The provision of a large-scale residential development:		
(b) Basic fee structure: Each Housing Unit **Note:** In respect of an application comprising student accommodation, or shared accommodation the above structure range and fee per unit should be applied on the pro rata basis of the fee for 1 housing unit = the fee for 2 bed spaces of student accommodation or shared accommodation.	€130 per housing unit	€390 per housing unit
(c) Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development.	€7.20 per square metre to a maximum of €32,400	€15 per square metre to a maximum of €65,000
(d) Submission of an EIS/NIS Fee Structure:		
Submission of EIS	€10,000	€10,000
Submission of NIS	€10,000	€10,000

The maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large-scale residential development shall be €80,000

Full details of fees and exemptions see Planning & Development Regulations,2001, as amended

Cheques etc. should be made payable to Cork City Council

Gross floor space is to be taken as the total floor space on each floor measured in the inside of the external walls