Comhairle Cathrach Chorcai
Cork City Council

Application for Planning Permission

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- This section will not be published on the internet as part of the planning file.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 Section 1 of the application form needs to be submitted**

1.1.Applicant: (from Question 5 of the Application Form)

Applicant 1		Applicant 2	
Address (Required)	Beckett House Barrack Square, Ballincollig, Cork, Ireland	**Address (Required)**	
Eircode	P31 FK27	**Eircode**	
Contact No.	+353 (0)21 434 3111	**Contact No.**	
Mobile No.	N/A	**Mobile No.**	
Email Address	N/A	**Email Address**	

1.2. Person/Agent acting on behalf of the Applicant (if any):
(From Question 7 of the Application Form)

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	X	**NO**	

1.3. Person responsible for preparation of Drawings and Plans:
(From Question 8 of the Application Form)

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

1.4. Contact details of Company: Where Applicant is a Company registered under the CompaniesActs (1963 to 2017)
(From Question 6 of the Application Form)

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

1.5. Owner (required where applicant is not the owner):
(From Question 10 of the Application Form)

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 Pleanala for the purpose of administering the appeal.

PLANNING APPLICATION FORM

COMHAIRLE CATHRACH CHORCAÍ

Fón/Tel: 021-4966222
Líonra/Web: www.corkcity.ie
R-Phost/E-mail: planning@corkcity.ie

CORK CITY COUNCIL

Development Management
Community, Culture & Placemaking,
City Hall,
Cork.

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION:

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.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.

Applicants should therefore contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

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.

PLANNING APPLICATION FORM

1. Name of Relevant Planning Authority: Cork City Council

2. Location of Proposed Development:

Postal Address **or** Townland **or** Location (as may best identify the land or structure 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

3. Type of planning permission (please tick appropriate box):

[X] Permission
[ ] Permission for retention
[ ] Outline Permission
[ ] Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: N/A

Date of Grant of Outline Permission: N/A

5. Name of Applicant:

Name(s)	O'Flynn Construction Co. Unlimited Company

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017):

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

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

Name	Majella O'Callaghan, McCutcheon Halley Planning Consultants

8. Name of Person responsible for preparation of Drawings and Plans:

Name	Peter Heffernan
Firm / Company	Wilson Architecture

9. Description of Proposed Development:

Brief description of nature and extent of development[4]	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

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

Please tick appropriate box to show applicant's legal interest in the land or structure	**A.** *Owner* **X**	~~**B.** *Occupier*~~
	C. *Other* **X**	
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 owned by the applicant.	
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.	*(Owner's Address to be supplied at question 1.5 of this form)* Cork City Council City Hall, Cork, T12 T99	

11. Site Area:

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

12. Where the application relates to a building or buildings:

Gross floor space[5] 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

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in m²
N/A	N/A
N/A	N/A
N/A	N/A

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	0	77	80	0	0	0	157
Number of car-parking spaces to be provided	Existing: 38		Proposed: 48			Total: 91	

15. 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[6] (or previous use where retention permission is sought)	Greenfield
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

16. Social and Affordable Housing

Please tick appropriate box	**Yes**	**No**
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?[7]	X	
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	Refer to Planning Report by McCutcheon Halley and Part V Costings Report	

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 2000[8], 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 2000[9], 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	

17. Development Details

Please tick appropriate box	***Yes***	***No***
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		***X***
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		***X***
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the		***X***

National Monuments (Amendment) Act, 1994[10]		
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?		***X***
Does the proposed development require the preparation of an Environmental Impact Statement[11]?		***X***
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)?		***X***
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		***X***
Do the Major Accident Regulations apply to the proposed development?		***X***
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)?		***X***
Does the application relate to a development in a Strategic Development Zone?		***X***
Does the proposed development involve the demolition of any habitable house[12]?		***X***

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [ ] No [X]

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [ ] No [X]

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] 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 [X]

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development [14]?

Yes [X] No [ ]

If yes, please give details:
An S.247 meeting was held with the council on 06 November 2025 Ref: LRD140-25
A 32B meeting was held with the council on 5 Feb 2026 Ref: LRD25-16

Reference No. (if any): Ref: LRD140-25 & LRD25-16

Date(s) of consultation: 06/11/2025 & 05/02/2025

Persons involved: Applicant Team

- Tom Halley, McCutcheon Halley Planning
- Majella O'Callaghan, McCutcheon Halley Planning
- Aida Vaisvilaite, McCutcheon Halley Planning
- David Bosonnet, Brady Shipman Martin
- Agata Kostecka, Brady Shipman Martin
- Peter Heffernan, Wilson Architecture
- Terry O' Neill, Joda Engineering Consultants
- Simon Van Jaarsveld, ARUP
- Henry Tennyson Malone O' Regan Environmental
- Michael Kelleher, O'Flynn Group
- Tom O'Driscoll, O'Flynn Group

Cork City Council

- Jan Oosterhof, Assistant Planner, Planning Development Management
- Evelyn Mitchell, Senior Executive Planner, Planning DevelopmentManagement
- Gordon O' Meara Graduate Planner, Planning Development Management
- Kevin Cullen, Senior Executive Architect, City Architects
- Patrick Murphy, Technician Grade 1, Environmental Management
- Tony Lynch, Senior Executive Transport Officer, Planning Policy
- Anthony Angelini, Assistant Staff Officer, Planning and Integrated Development

20. Services

Proposed Source of Water Supply
Existing connection [ ] New connection [X] Public Mains [X] Group Water Scheme [ ] Private Well [ ] Other (please specify): _____ *Name of Group Water Scheme (where applicable)* _____
Proposed Wastewater Management/Treatment
Existing [ ] New [X] Public Sewer [X] Conventional septic tank system [ ] Other on-site treatment system [ ] Please specify _____
Proposed Surface Water Disposal
Public Sewer/Drain [X] Soakpit [ ] Watercourse [ ] Other [ ] Please specify _____

21. Details of Public Notice

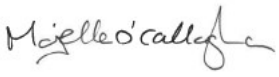
Approved newspaper[15] in which notice was published	The Evening Echo
Date of publication	18th June 2026
Date on which site notice was erected	18 June 2026

22. Application Fee

Fee Payable	€22,151
Basis of Calculation	**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

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 & Development Act 2000, as amended, and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate)	
	Majella O'Callaghan
Date	19 June 2026

NB **Please ensure that, where appropriate, the attached Supplementary Application Form is also fully completed.**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

Privacy & Data Protection:

Personal information is collected by Cork City Council to enable the Planning Authority to process your application for planning permission. Legally the Planning Authority can process this information as it has been obtained with your consent and it is necessary in order to comply with statutory/legal obligations.

The protection of your personal data is a key priority for the Council and your data will be processed in line with the Council's Privacy Policy which is available at https://www.corkcity.ie

Should you have any questions about the Council's Privacy Policy or the information that Cork City Council hold about you, please contact the Council by email to dataprotection@corkcity.ie or write to the Data Protection Officer, Cork City Council, City Hall, Cork, Ireland.

The planning process is an open and public one.
In that context, all planning applications and supporting documentation submitted will be available publicly to view online and at the Planning Authority offices.

The Planning Authority publish weekly lists of planning applications received as well as weekly lists of planning decisions. This information is placed on Cork City Council's website in accordance with the policy of the Planning Authority.

SUPPLEMENTARY APPLICATION FORM

Please answer all questions fully

1. Is this application in respect of a redevelopment to the family home: Yes [ ] No [X]

N.B – The ***family home*** above must be your permanent private residence.
Your response will determine the level of Development Contribution payable.

2. If the response to ***Question 1*** is Yes and if the Applicant's address supplied at ***Question 1.1*** is not the location of the proposed development, please clarify why this is the case:

_____

_____

_____

_____

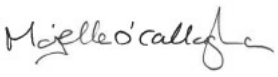
3. Schedule of Floor Areas and Uses

(a) A schedule of proposed floor areas and uses shall be provided with all applications.

(b) Where a change of use is proposed, a Schedule of existing/permitted uses and floor areas shall be provided.

(c) For Residential/Apartment development, a Schedule of floor areas of each unit shall be provided.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate.

Signed:  Date: 19 June 2026

(Applicant or Agent as appropriate)

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Planning Applications

[x] The relevant page of newspaper that contains notice of your application

[x] A copy of the site notice

[x] 6 copies of site location map[16]

[x] 6 copies of site or layout plan [16+17]

[x] 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)

[x] The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

☒ The written consent of the owner to make the application

Where the application is for residential development that is subject to Part V of the 2000 Act:

[x] Details of the manner in which it is proposed to comply with section 96 of Part V of the Act including, for example,

(i) details of such part 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.

Or

☐ A certificate of exemption from the requirements of Part V

Or

☐ A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:

☐ Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

☐ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Statement:

[ ] An Environmental Impact Statement

Applications that are exempt from planning fees:

☐ Proof of eligibility for exemption[18]

<u>Directions For Completing This Form</u>.

1. Grid reference in terms of the Irish Transverse Mercator.

2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.

3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.

4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.

5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; i.e. Floor areas must be measured from inside the external wall.

6. Where the existing land or structure is not in use, please state most recent authorised use of the land or structure.

7. Part V of the Planning and Development Act 2000 as amended applies where –
   - the land is zoned for residential use or for a mixture of residential and other uses;
   - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing; and
   - the proposed development is not exempt from Part V.

8. Under section 97 of the Planning and Development Act 2000 as amended, applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.

9. Under section 96(14) of the Planning and Development Act 2000 as amended, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

10. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for the Environment, Heritage and Local Government. For information on whether national
monuments are in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of the Environment, Heritage and Local Government (1890 20 20 21).

11. An Environmental Impact Statement (EIS) is required for classes of development prescribed by Article 93 and Schedule 5 of the Planning and Development Regulations 2001-2015. In accordance with Article 103 of the Planning and Development Regulations 2001, an EIS may also be required for developments below the prescribed threshold if the planning authority considers that the development is likely to have significant effects on the environment or, where the development would be located on or in an area, site, etc. set out in Article 103(2), it considers that the development would be likely to have significant effects on the environment of that area, site, etc.

12. Demolition of a habitable house requires planning permission.

13. The appeal must be determined or withdrawn before another similar application can be made.

14. A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000. While it is not mandatory, a pre-planning consultation is recommended. The applicant should contact the planning authority to arrange specific times and locations. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.

15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.

16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2015.

17. The location of the site notice(s) should be shown on site location map.

18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.

19. The name and address of the Applicant and Agent (if any) should be included here.