Comhairle Cathrach Chorcaí
Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

O'Flynn Construction,
c/o Majella O'Callaghan,
McCutcheon Halley Chartered Planning Consultants,
6 Joyce House,
Barrack Square
Ballincollig,
Cork.

2nd April 2026

WITHOUT PREJUDICE

Re: Request to include land in Cork City Council control and/or ownership in a proposed (LRD) large-scale residential development application at Old Fort Road, Ballincollig, Cork.

Dear Majella,

I refer to your request to include the land which is in the ownership or control of Cork City Council identified within the red line boundary on the site map attached in a Large-Scale Residential Development (LRD) application at Old Fort Road, Ballincollig, Cork.

The proposed development will comprise of 159 apartment units and a childcare facility. It will also include the provision of a raised table junction and set down area on the public road requiring a change to the existing road lining.

I confirm that Cork City Council hereby consent to you making this application for planning permission including the land identified within the red line boundary on the attached map which forms part of the public roadway at Old Fort Road.

This consent is being issued solely to facilitate this application for planning permission only for the above-mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:

(i) Consideration of the said planning application by Cork City Council or on appeal by An Coimisiun Pleanála,
(ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

It should also be noted that any disposal of lands owned, or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required.

We are Cork.

Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the Land and Conveyancing Law Reform Act, 2009.

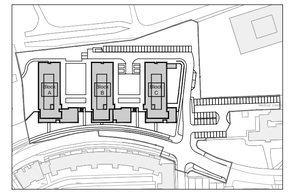
Sent by email, bears no signature

_____

Anthony Forde,
Senior Executive Officer,
Property Department,
Planning and Integrated Development Directorate,
Cork City Council.

NOTE:
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY

REV.	DATE	DESCRIPTION	DRWN	CHKD.	APPRD.
A	23.09.2025	Issued for 247 Meeting	COC	PH	PH
B	10.12.2025	Issued for 328 Meeting	COC	PH	PH
C	17.04.2026	Issued for Info	COC	PH	PH
D	08.06.2026	Issued for Info	COC	PH	PH



N

Key Plan

Scale 1:2500@A1

NOTES

1. ALL DIMENSIONS IN MILLIMETERS
2. FURNITURE AND FITTINGS SHOWN ARE INDICATIVE

LEGEND:

- 1-Bed Units Min
- 1-Bed Units +10%
- 2-Bed (3-person) Units Min
- 2-Bed (3-person) Units +10%
- 2-Bed (4-person) Units Min
- 2-Bed (4-person) Units +10%
- SITE BOUNDARY
- ADJOINING SITE ALSO IN CONTROL OF THE APPLICANT
- RIGHTS OF WAY / WAYLEAVES
- INDICATES FINISHED FLOOR LEVEL

Reference Index:

Map Series | Map Sheets
1:1,000 | 6380-20
1:1,000 | 6380-19

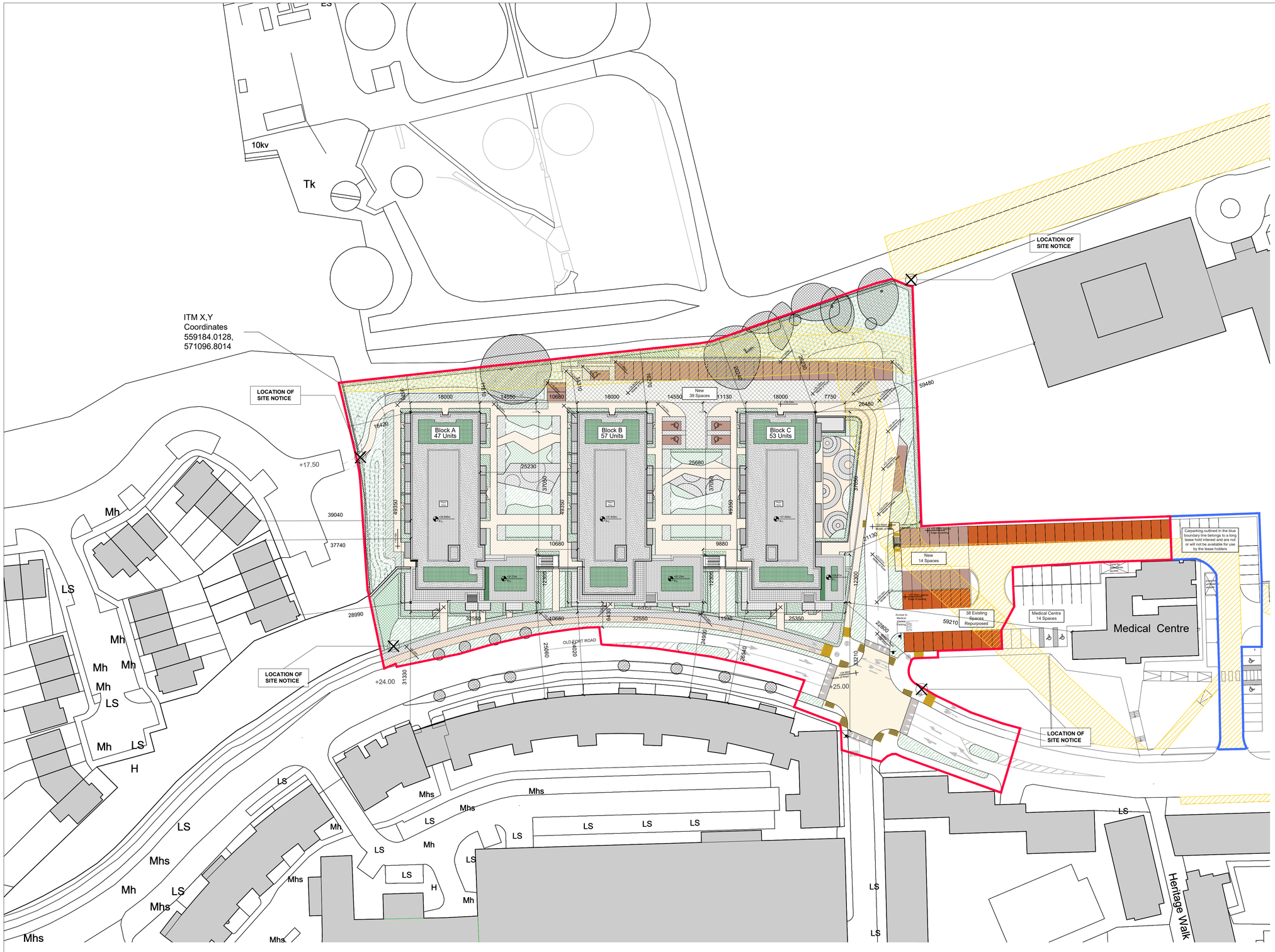
CAR PARKING

	Regular	Disabled
New Spaces	48	5
Repurposed Spaces	38	0
TOTAL	91	
Car Space to Unit Ratio	0.6	

UNIT SUMMARY

	1-Bed		2-Bed (3-Person)		2-Bed (4-Person)		Total
	Min	+10%	Min	+10%	Min	+10%	
	28	49	3	5	70	2	
TOTAL	77		8		72		157
Unit Mix %	49.0 %		5.1 %		45.9 %		

UNIT TYPES		Description	Number	Area	1-Bed	2-Bed (3P)	2-Bed (4P)	+10%
1921_1B-01		1-Bed	28	45.6 m²	28			
1921_1B-02		1-Bed	34	49.5 m²	34			34
1921_1B-03		1-Bed	12	49.7 m²	12			12
1921_1B-04		1-Bed	3	50.6 m²	3			3
1921_2B-01		2-Bed (3P)	3	63.4 m²		3		
1921_2B-02		2-Bed (3P)	5	70.6 m²		5		5
1921_2B-03		2-Bed (4P)	62	73.2 m²			62	
1921_2B-04		2-Bed (4P)	7	73.2 m²			7	
1921_2B-06		2-Bed (4P)	2	81.8 m²			2	2
1921_2B-07		2-Bed (4P)	1	78.2 m²			1	
Totals					77	8	72	56
					49.0%	5.1%	45.9%	35.7%
Total Units						157		
Net Site Area						1.206 Ha		
Net Density						130.2 per Ha		



N

Site Plan - Roof Plan

Scale 1:500@A1

WILSON ARCHITECTURE

OMM|W

St Patrick's Place, Wellington Rd.,Cork t: 353-21-4555255 e: info@wilsonarchitecture.ie
36 Pembroke Rd, Dublin 4 t: 353-1-6601866 w: www.wilsonarchitecture.ie

Apartment Development
Ballincollig
O'Flynn Construction

Site Plan
Roof Plan

SCALE	DATE	DRAWN BY	CHECKED	REVISION No.	DRAWING NO.
1:1000@A3 1:500@A1	June 2026	CG	PH	D	2530 - PL - 106

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