McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Cork City Council,
City Hall,
Anglesea Street,
Cork City
T12 T997

28th September 2026

Re: Planning Reference Number 26/44864

For: Permission for a Large Scale Residential Development (LRD) located at Old Fort Road, Ballincollig, Cork, comprising the construction of 153 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.

At: Old Fort Road, Ballincollig, Cork

Dear Sir/Madam,

We act on behalf of applicant O'Flynn Construction Co. Unlimited Company and wish to respond to Cork City Council's request for further information under Council Ref. 26/44864 regarding an application for permission for a residential development and all associated site development works at Old Fort Road, Ballincollig, Cork. The development submitted to the Planning Authority included the construction of 153 no. residential apartments, 1 no. childcare facility, and all associated site development works. As part of this further information response, it is proposed to reduce the number of apartments from 157 to 153.

The following are the plans and particulars that accompany this further information response:

- Site Layout, Elevation and Floor Plans, revised Schedule of Accommodation and a Architecture Statement by Wilson Architecture;
- Updated Landscape Plan Drawing, Planting Schedule, SuDS, and Playground Details by Brady Shipman Martin;
- Updated tree survey report by South of Ireland Tree Surveys
- Updated Amenities, VSC and Shadow Assessment by BPC Engineers; and
- Updated EcIA by Malone O'Regan Environmental.

In the interest of clarity, we will respond to the council's further information requests in the order they were raised.

1. ***The LRD Opinion that issued to the applicant identified daylight and sunlight provision as an area requiring further consideration and amendments. In terms of internal daylight provision to the proposed apartments and sunlight to the communal courtyards, it Is noted that there has been an improvement to what was submitted at Opinion stage. However, 57 no. rooms of the overall 394 no. do not meet the BRE's minimum recommendations for internal daylight***

provision in dwellings and serious concerns remain in relation to internal daylight provision and the standard of amenity being provided.

The applicant states that massing options were investigated to improve daylight and sunlight provision but changes to the building massing on Old Fort Road made negligible changes to the Internal Daylight provision. With regards to the courtyard amenity spaces the reduction in the extent of the L-shaped returns results in significant improvements. Given the extent to which it improves daylighting to the amenity spaces it seems likely that it would also have a positive effect on the quality of daylighting to the apartments, but that analysis has not been provided.

In order to assist the Planning Authority's assessment of the proposed development, the applicant is requested to provide the following:

a. Provide daylight and sunlight analysis for the apartments in relation to the previously suggested design changes (as outlined in the Opinion) to the L-shaped block returns for comparison with what is currently proposed.

b Provide daylight and sunlight analysis for the full extent of the courtyard amenity spaces (including the additional planted areas) in relation to the previously suggested changes (as outlined in the Opinion) to the L-shaped block returns for comparison with what is currently proposed.

Please also note that where a proposal may not be able to fully meet all the requirements of the daylight provisions, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out. Full details in this regard should be submitted.

The updated daylight and sunlight assessment by BPC Engineers confirms that the revised Old Fort Road development with the decreased massing to the L-shaped block returns (i.e. with a reduction of 157 to 153 apartments) performs strongly against BRE 209 (2022) and BS EN 17037 guidance. The development will have a negligible effect on neighbouring buildings, gardens and amenity areas in terms of access to daylight and sunlight with all surrounding buildings assessed meeting the relevant minimum recommendations.

The revised development internal daylight results achieve an 87% pass rate compared with 86% for the previous submitted development using the more onerous target of 200 lux within Living/Kitchen/Dining rooms. It is therefore considered that the proposed development performs to an exemplar standard for a scheme of this scale in a town centre location and aligns with national policy objectives for high-quality, sustainable development.

In addition, 94% of the proposed open spaces will receive more than two hours of sunlight on 21st of March compared with 85% under the previous proposal. The revised design therefore provides a high standard of daylight and sunlight amenity while supporting a high-quality and sustainable residential development.

Overall, the revised development has been designed with due consideration for daylight and sunlight. The updated analysis demonstrates that the reduction in unit numbers and the massing of the L-shaped returns has improved both internal daylight performance and sunlight provision to the proposed open spaces. The development performs strongly against the recommendations set out in BRE 209, Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022)."

2. ***The applicant is requested to submit an updated Ecological Impact Assessment to include the additional surveys that were due to be carried out in June, July and September.***

   Please refer to the updated Ecological Impact Assessment prepared by Malone O'Regan Environmental and submitted with this response. The updated assessment incorporates the findings of the additional ecological surveys undertaken in June, July and September 2026, together with the resulting assessment and mitigation measures.

   The EcIA notes that two trees at the north of the site which are confirmed as two small day roosts for soprano pipistrelle (common bat). Each roost had two bats (so four bats roosting in total). One of the trees is to be removed as part of the development, the other tree will be retained. General mitigation around protection of retained trees and lighting control are outlined in the EcIA as well as the proposal to apply for a derogation licence to NPWS. Mitigation for roost replacement will include the provision of at least 3 no. new bat boxes on retained trees along the north of the site. This, along with the control of lighting and the provision of foraging habitat, will retain and enhance conditions and favourable conservation status of the local bat population.

3. ***The Planning Design Standards for Apartments (2025) state that 'Apartment schemes should provide storage for bulky items outside individual units. This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies. However, such storage does not satisfy bicycle parking requirements. None has been provided in this instance. The applicant is requested to submit proposals for bulky storage which would be easily accessible to residents in each block. Consideration could be given to converting some of the worst performing units in terms of daylight accessibility to provide for bulky storage.***

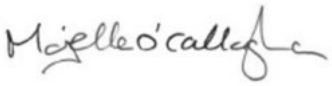
   Please refer to the revised Site Plan – Ground Floor Plan, Drawing No. 2530-PL-100, Revision E, prepared by Wilson Architecture, which identifies two dedicated bulky-item stores at the ground-floor level. A 70.6m² store is provided between Blocks A and B, and a 76.1m² store is provided between Blocks B and C, giving a total storage area of 146.7 m². The stores are readily accessible to residents of all three blocks and are separate from the bicycle-storage areas.

4. ***A revised/updated schedule of accommodation including floor area calculations etc should be submitted following any revisions to the scheme.***

   Please refer to the updated Schedule of Accommodation, including the floor area calculations as per the revised scheme by Wilson Architecture.

We trust that the information provided in this further information response will address the council's queries. Should you have any further questions, please do not hesitate to contact the undersigned.

Yours sincerely,



Majella O'Callaghan

McCutcheon Halley Planning Consultants