

PROPOSED DEVELOPMENT

MODIFICATIONS TO PERMITTED BLOCK A, BALLINGLANNA, GLANMIRE

On behalf of O'FLYNN CONSTRUCTION UNLIMITED CO.

ARCHITECTS DESIGN STATEMENT



JULY 2026

DMNA

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PROPOSED DEVELOPMENT

This development proposes an amendment to the design of Block A in Ballinglanna, Glanmire, from the design which was permitted as a part of the overall village centre for Ballinglanna permitted by Cork City Council under Reg Ref 23/42154. In summary the changes proposed to the design are as follows

1. The omission of the apartments from over the anchor retail sales area, with apartments now only located along the eastern part of the building. The total number of apartments now proposed is 32 units which is the same as the permitted Block A, when this was included in reg ref Cork City Council Reg Ref 23/42154. There are a total of 19 1 bed apartments and 13 2 bed apartments. This block is part of a wider apartment development permitted under Cork City Council Reg Ref 23/42154, which had an overall mix of units in 5 separate blocks. The change to this mix as a result of this proposed amendment to Block A would result in the following mix of units within this overall apartment development permitted under Reg Ref 23/42154:

1 bed apartments	43 units
2 bed apartments	53 units
3 bed apartments	3 units
2. The addition of one floor on a part of the eastern building from that permitted.
3. The proposed community element has been moved from the lower ground floor off the public square to the ground floor over the retail sales area for the main anchor unit. The community element now has an area of 301 sq.m. compared to 347.1 sq.m. previously permitted.
4. The addition of a second retail unit in the location on lower ground floor where the community element was previously located. The total retail development now proposed is 987.8 sq.m. compared to 704 sq.m. previously permitted.
5. The omission of the deck from over the parking area, and the moving of the parking area north away from the Duplex Block B to reduce retaining elements here. There is now a planted bank to the south of the parking area with a biodiversity planted area here and with smaller retaining elements up to the Duplex Block B above. Overall parking numbers have increased by 1 space from 20 to 21 spaces. 2 motorbike spaces are also proposed here.
6. A roof garden has been added to the roof of the retail area between the apartments and the community building at first floor level. This area along with the area to the south of the apartments at first floor level gives an area of communal space for the apartments in line with the requirements of the Apartment Guidelines 2025.
7. Creche design previously included as part of Block A will remain the same and is excluded from this application.
8. The public square has reduced slightly in size. A new paving layout for this area with seating and bicycle parking for 15 bicycles has been included as part of the development. The plaza space is approximately 25 X 13.5m with an area of 336m sq. The plaza is paved and patterned with high quality concrete paviours. Bench seating is provided with two cruciform bench seats

placed centrally & built into the design together with ample bicycle parking using Sheffield stands.

On the northside of the plaza there is an entrance and front garden space serving the Creche. This is defined by a 1.2m high Yew Hedge, together with a line of 5no. Evergreen Oak trees to enclose the north side of the plaza.

There is an entrance to the space at the northeast corner where a path and staircase provide permeability with the Springhill residential neighbourhood on the eastern side of Block A.

The east and south sides of the plaza are defined by the proposed Block A structure. The structure has two retail units with apartments above, overlooking the space from the east side. There is a first-floor shared community roof garden area for the residents on the south side overlooking the plaza space. There is a Community Centre space located at first floor on the southside of the plaza, this facility is accessed from the plaza space with an entrance and lobby.

At the southwestern corner is the entrance to the main retail unit. This is next to the main pedestrian and cycleway access set out alongside the main road serving the development and areas to the north such as Glyntown and Brooklodge. The cycleway paving terminates on arrival at the plaza and recommences at the north west corner.



Figure 1 3d image of proposed redesigned Block.

PREPLANNING DISCUSSIONS

We note that following preplanning consultations a number of issues were requested to be reviewed as follows:

- **The application must comply with latest national policy.**

I refer the planning authority to the Quality Housing Assessment included as part of the application. In terms of the Specific Planning Policy Requirements contained in these guidelines I would comment as follows:

SPPR 1:

As outlined above there are a total of 19 1 bed apartments and 13 2 bed apartments. This block is part of a wider apartment development permitted under Cork City Council Reg Ref 23/42154 The change to this overall mix as a result of this proposed amendment to Block A would result in the following mix of units within this overall apartment development.

1 bed apartments 43 units

2 bed apartments 53 units

3 bed apartments 3 units

SPPR 2:

In relation to apartment minimum areas all apartments are in excess of the minimum area requirements setout in the Guidance. I refer you to the Quality Housing Assessment for confirmation of compliance. In addition, the requirement that at least 25% of units within a development shall exceed the minimum sizes set out in SPPR2 by 10%, with reference to the Quality Housing Assessment I can confirm compliance with this as follows:

Total Number of Units 32

1 bed Apartment minimum area = 45 sq.m. + 10% = 49.5 sq.m.

19 no. 1 bed Apartment Type 1.1 – total Area 49.6 sq.m.

2 bed apartment minimum area = 73 sq.m. + 10% = 80.3 sq.m.

4 no. 2 bed Apartment Type 2.1 = 80.6 sq.m.

Total of 23 units exceed the minimum standards by 10% = 72%.

SPPR 3:

With regard to dual aspect ratios, a total of 9 units within the scheme are dual aspect, giving 28% dual aspect. It should also be noted that all single aspect apartments are designed with corner windows to living rooms onto balconies improving the quality of these units.

SPPR 4:

All living rooms to apartment will have a clear floor to ceiling height of 2.7m

SPPR 4:

There is no limit on the number of apartments accessing a single core per floor.

With regard to internal storage requirements, all apartments meet the minimum standard and no single storage space has an area in excess of 3.5 sq.m.

All private amenity areas have a minimum depth of 1.5 sq.m.

A total of 186 sq. m. of communal amenity space for the residents is provided in two separate areas, the roof garden area above the retail space and the open space areas to the south of the apartment block at first floor level. The total required area = 19 x 5 sq.m.+ 13 x 7 sq.m. = 186 sq.m.

Bike Storage – a total of 40 bicycle storage spaces are proposed for the residents in a secure internal room as part of the building, which is accessible directly from the outside. In addition a total of 9 visitor bicycle parking are provided adjacent to the entrance to the apartments.

- **Concerns regarding the loss of the stepped pedestrian link through the block**

The scheme has now been redesigned with a new stepped pedestrian link from the road to the east of the block down to the public plaza space added. This link between the permitted creche building and the now proposed amended block A apartments. This pedestrian link connects to a new pedestrian crossing across the access road to the east with further connection included to the wider housing development in Ballinglanna.

- **Concern regarding the lack of passive surveillance and supervision of courtyard areas and loss of activation and removal of round the clock use**

As part of the redesign of the scheme now proposed 2 additional apartments have been added to the development which will both have living areas and balconies overlooking the proposed public plaza. This space will now be overlooked by both retail units, as well as the community use at first floor, all of which have entrances directly off the plaza. At nighttime there are now 4 no apartments living areas and associated balconies overlooking the space.

- **Overall pedestrian permeability to be reconsidered**

As outlined above, the scheme has now been redesigned with a new stepped pedestrian link from the road to the east of the block down to the public plaza space added. This pedestrian link connects to a new pedestrian crossing across the access road to the east with further connection included to the wider housing development in Ballinglanna.



Figure 2 Aerial view of proposed block

LANDSCAPE DESIGN STATEMENT

I refer the planning authority to the landscape drawing 25002-4000-01-PA-LMP. The centrepiece of this redesign is the creation of a public plaza off the main through road. The plaza space is approximately 25 X 13.5m with an area of 336m sq. The plaza is paved and patterned with high quality concrete pavements. Bench seating is provided with two cruciform bench seats placed centrally & built into the design together with ample bicycle parking using Sheffield stands.

On the northside of the plaza there is an entrance and front garden space serving the Creche. This is defined by a 1.2m high Yew Hedge, together with a line of 5no. Evergreen Oak trees to enclose the north side of the plaza.

To the south of the new parking area for the retail element, there is a biodiversity reservation area of 545m sq. m. There will be a regrading of the contouring here with the sloped ground reserved for biodiversity planting to provide an evolving mix of meadow grasses. A beech hedge, 90-120cm high will be planted to screen the lower retaining wall, with 10 No. *Carpinus betulus* 'Frans Fontaine' / Fastigate Hornbeam planted on the lowest part of the bank behind this.

Also in this area, a total of 40No. *Betula pendula* / Common Birch are proposed, and this will extend the Birch Wood proposed as part of the wider development to the west of the permitted Apartment Block E.

To the south of the apartment element of the design a turfed grassed area is provided which accommodates some of the communal open space requirements for the residents. The remainder of this communal space is provided in the roof garden located between the apartment building and the community centre. This area will include a turfed area, as well and 6 No. *Acer palmatum* 'Orange Dream' in containers.

To the west of the apartments, 18 no. Liquidambar *Styraciflua* 'Slender Silhouette' Sweet Gum Trees line the road and along with planted areas separate the footpath and parking from the ground floor apartments private amenity spaces. Larger *Carpinus betulus* 'Fastigiata' / Fastigate Hornbeam in planting areas are used to break up the parking areas.