



Comhairle Cathrach Chorcaí Cork City Council

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

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11/05/2026

**Large-Scale Residential Development (LRD) Section 247(7) Determination
Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended)**

RE: Ref. LRD40-26

Modifications to a permitted Large Scale Residential Development under Ref No. 23/42154 to amend the design of Block A, to include the provision of 30 no. of residential units, 1 no. of community centre and 2 no. convenience retail units at Richmond, Ballinglanna (townland), Glanmire, Cork.

A chara,

I refer to your request to submit an S247 LRD Pre-Planning meeting request, on behalf of the applicant, O'Flynn Construction Co. Unlimited Company for an application for modifications to a Large Scale Residential Development under Ref No. 23/42154 to amend the design of Block A, to include the provision of 30 no. of residential units, 1 no. of community centre and 2 no. convenience retail units at Richmond, Ballinglanna (townland), Glanmire, Cork.

After reviewing your submission, dated 23rd of March 2026, the Planning Authority has made the following observations:



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Section 32A. (1) of the Planning and Development Act 2000, as amended states:

1) *A person who intends to apply for permission under this Part—*

a) for large-scale residential development,

b) on land—

(i) that is not located in a strategic development zone, and

(ii) the zoning of which facilitates its use for the purposes proposed in the application,

(referred to in this Act as a 'prospective LRD applicant') shall not make the application unless at that time he or she holds an LRD opinion, or written confirmation referred to in section 247(7), in relation to the proposed LRD provided not more than 6 months before the date of the application.

Section 247(7) The Planning and Development Act 2000, as amended, states the following:

7) *Where a planning authority receives a request under this section in relation to a proposed development in respect of a part of which (referred to in this section as the 'permitted development') permission has already been granted under section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 or on foot of an application in accordance with section 32A, and the planning authority is satisfied, having compared the proposed development to the permitted development, that—*

a) the proposed development is substantially the same as the permitted development, and

b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated,

the planning authority may determine, notwithstanding subsection (1A), that no consultation is required under this section in relation to the proposed development and may provide a confirmation in writing to the person who made the request to that effect.



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8) A determination under subsection (7) shall not prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Review of submitted documents forming the S247 Request received on the 23rd March 2026

Relevant Planning History:

- Cork City Council Ref. 23/42154
- An Bord Pleanála Ref. No. 300543-18

The submitted drawings and documentation have been fully reviewed.

The current proposal relates to a 0.45ha site and forms part of the LRD granted permission under PL Ref. 23/42154 which in turn was a modification to the previous SHD – ABP – 300543-18.

The redline site boundary encloses Block A which is to be modified and same ties in with wider permitted roads and services etc.

The previously permitted Block A included the following:

- 32 no. residential units, comprising 12 no. 1 bed and 20 no. 2 bed;
- 1 no. Community centre unit, including multi-purpose rooms and a remote working hub;
- 1 no. retail sales area

The proposed Block A will include the following:

- 30 no. residential units comprising 18 no. 1-bed units and 12 no. 2-bed units.
- 1 no. of community centre including 2 no. multipurpose rooms and 1 no. meeting room
- 2 no. retail sales units

The Development Plan and Policy Context remains the same as the Cork City Development Plan 2022 – 2028, as varied, remains applicable. It is noted however that there have been changes to Section 28 Guidance such as the apartment guidelines and other National Policy. Any proposal must fully comply with the above provisions and same shall be fully demonstrated.



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The proposed modifications to the scheme are summarised by the applicant as follows:

- Reconfiguration of apartments over the anchor retail sales area, with apartments now only located along the eastern part of the building, resulting in the omission of 2 no. apartments.
- Relocation of community unit from ground floor to first floor level.
- Provision of a second retail unit at ground floor level (in place of the relocated community unit)
- Change to unit mix
- Addition of roof gardens over the retail sales area to provide communal open space.
- Minor reduction in the size of the public square.

There are no changes to the permitted creche, which is excluded from this application.

The proposed modified Block A will include the following:

- 1 no. Community Space with an area of 301.7m²;
- 2 no. of Retail units with a Retail space area of 988.8²
- 30 no. residential units, including 18 no. 1-bed units and 12 no. 2-bed units.

The proposed 2-bed units include a mix of 10 no. 4 person apartments and 2 no. 3 person apartments.

The proposed retail units will be on the lower ground floor, while the ground floor will facilitate the proposed community centre and 7 no. of residential units including 3 no. of 1-bed units and 4 no. of 2 -bed units. The remainder of the residential units are divided across the first, second and third floor.

Table 1 in the submitted cover letter from the applicants Planning Consultant sets out the changes in the permitted vs the proposed modifications. The proposal includes for an additional retail unit, reduction in the floor area of the community unit, removal of 2no. apartments, change in unit mix with increase in 1 bed units, 1 additional parking space, relocation of community building from lower to upper ground floor, and additional floor over the height of that previously permitted to accommodate revised layout proposals.

It is states that while an additional retail unit is provided resulting in relocation of community room same consolidates the residential element. The previously adjoining outdoor area outside the community room will now be replaced by a roof garden above the retail space.

Having regard to the Planning History, applicable Land Zoning Objectives, the Core Strategy and how the development relates to the wider permitted development the principle of the proposed modifications is acceptable subject to fully demonstrating compliance with all required standards and having full regard to all permitted adjoining developments ensuring appropriate ties ins and no negative impacts on visual or residential amenities etc.



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The reconsideration around the mix of commercial and community units and residential mix is acceptable in principle and it is considered the additional retail unit addresses condition 7 of the permission to be modified (23/42154). The objective of condition 8 (23/42154) in terms of end user remains applicable and appropriate to ensure same will positively contribute to the overall residential community in Ballinglanna while protecting the designated role of Glanmire Urban town centre, as a district centres, and the city centre within the City's retail hierarchy. Future amalgamation of these units would also not be positively viewed or supported.

Regarding the community use - as per Objectives 3.14 and 3.18 of the City Plan the applicant should also strive to work with existing communities groups in facilitating the development of community space that is both fit for use and that are multi-functional and sufficiently adaptable to cater for a variety of uses now and in the future as needs change.

There are concerns however regarding the loss of the stepped pedestrian link through the block linking the main plaza area to the west of the retail units with the residential area to the east. There are also concerns that the proposed community room at first floor will not provide the passive surveillance and supervision of the courtyard areas as the previous residential would. There is a potential loss of activation and removal of round the clock use also arises with the community use in the western end and residential solely in the eastern block. Pedestrian connections, permeability and proper addressing of public areas therefore requires further consideration.

Therefore, while the principle of the proposal is acceptable and it is noted that existing services etc. will be connected to and that the proposal forms a subset of the overall development the potential impacts of the proposal are wider than the impact of the additional floor and additional retail unit. There are elements of the current permitted scheme which are more successful and would make a more positive contribution to the permitted developments and these elements RE concerns raised above require further consideration and addressing.



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The above advice has been prepared in response to your S247 Request. The applicant is advised to fully address the foregoing in the upcoming planning application.

Therefore, in accordance with Section 247(7) of the Planning and Development Act 2000, as amended, it is considered that no consultation is required under this section in relation to the proposed development.

The Planning Authority would advise that the applicant engages with the full planning application process.

I trust that this is in order.

Yours sincerely,

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council



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