

The Secretary
LRD Section
Planning Department
Cork City Council
City Hall, Cork

29 July 2026

Re: Planning Application for a mixed use building up to 5 storeys in height comprising 32 no. residential units, 2 no. retail units, and a community centre; and all ancillary development including landscaping, public open space, and car parking at Richmond, Ballinglanna, Glanmire, Cork. The proposed development will replace a 4-storey building (comprising 32 no. residential units, 1 no. retail units, and community centre) in the Large-Scale Residential Development previously permitted under Cork City Council Ref. No. 23/42154.

Dear Sir/Madam,

We, McCutcheon Halley Planning Consultants, wish to submit an application, on behalf of the applicant, O'Flynn Construction Co. Unlimited Company development as described above.

This covering letter outlines the following in support of the proposed development:

- Site Context and Proposed Development
- Planning History
- Planning Policy Context
- Planning Assessment
- Conclusion and Schedule of Attachments

1 Site Context and Proposed Development

1.1 Site Context

The c. 0.45ha site is located to the south of the defined settlement boundary of Glanmire, within the townland of Ballinglanna, on the eastern edge of Glanmire village.

The site forms part of a previous Large Scale Residential Development (LRD), which was granted permission on the 17th of October, 2023, under Ref. No. 23/42154, for the construction of 130 no. residential units, a neighbourhood centre with an 81-child creche, 1 no. retail unit, 1 no. community building, and all associated ancillary development works.

This permitted LRD (23/42154) replaces part of the previously permitted Strategic Housing Development (SHD) which provided a total of 608 no. residential units and a creche and a neighbourhood centre (An Coimisiún Pleanála Ref. No. 300543-18).

The location of the current site, within the LRD application area (pink outline) and the wider permitted SHD application (blue outline) is shown below in Figure 1. The lands to the north and northwest of the LRD site have already been constructed under the permitted SHD.

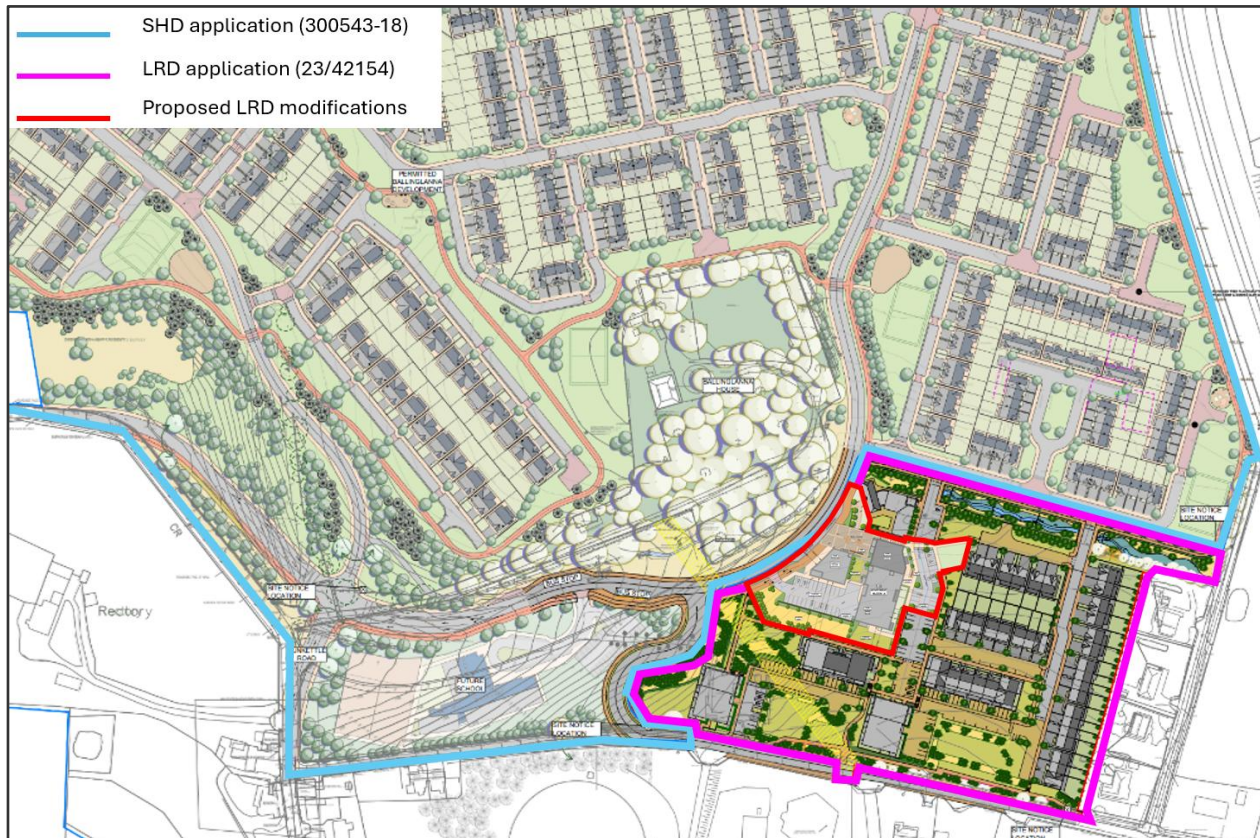


Figure 1: Subject site (site boundary in red) within the context of the permitted overall Ballinglanna development.

1.2 Proposed Development

The proposed development comprises a mixed use building up to 5 storeys in height which will replace Block A of the permitted LRD (Ref No. 23/42154) at Richmond, Ballinglanna (townland), Glanmire, Cork.

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:

- 32 no. residential units comprising 19 no. 1-bed units and 13 no. 2-bed units.
- 1 no. of community centre, including 2 no. multipurpose rooms and 1 no. meeting room
- 2 no. retail units

The layout of the proposed scheme is shown below. Table 1 in Section 5 of this report provides a detailed breakdown and comparison between the permitted and proposed Block A.

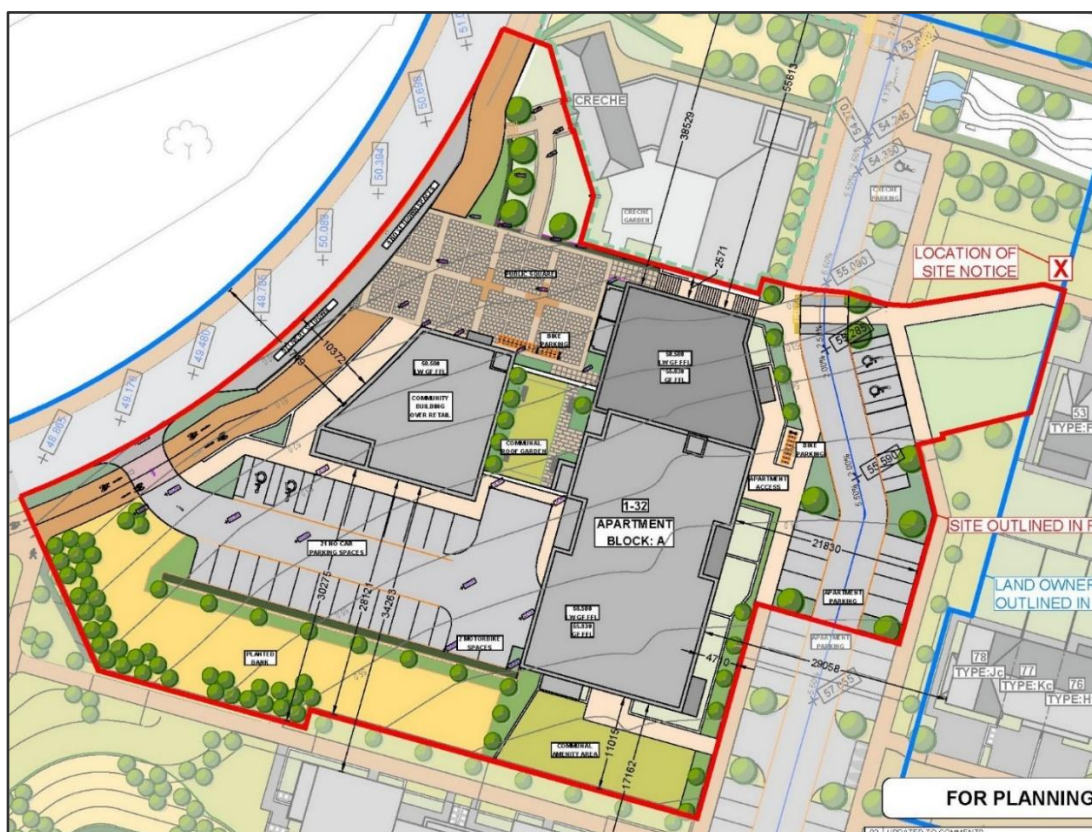


Figure 2: Proposed Site Layout

2 Planning History

There have been 2 no. relevant planning applications within the subject lands at Ballinglanna, as outlined below:

Cork City Council Ref. 23/42154

O'Flynn Construction Co. Unlimited Company applied for permission for an LRD comprising the construction of 130 no. residential units to include 32 no. dwelling houses and 99 no. of apartments/ duplex units in five separate blocks (Block A to E) which range in height from 2 to 5 storeys, a neighbourhood centre to include the conversion of the former coach house to provide an 81 child space creche, 1 no. retail unit, 1 no. community building, and all associated ancillary development at Richmond, Ballinglanna (townland), Glanmire, Cork.

This development replaces the neighbourhood centre and 126 no. residential units previously permitted under An Coimisiún Pleanála Ref. No. 300543-18.

Cork City Council granted permission on the 17th of October 2023.

An Coimisiún Pleanála Ref. No. 300543-18

O'Flynn Construction Co. Unlimited Company applied for permission a Strategic Housing Development comprising the construction of 608 residential units, local centre including creche, retail unit, community centre/hall, retail/professional services unit, site reservation for school, and all associated infrastructural and site development works at Ballinglanna, Glanmire, Co. Cork.

An Coimisiún Pleanála granted permission on the 29th of March, 2018.

3 Planning Policy Context

3.1 Cork City Development Plan 2022-2028

The Cork City Development Plan (CDP) sets out Cork City Council's policies for the development of Cork City 2022 and beyond. In the CDP Glanmire is identified as one of the four 'Urban Towns'. The Role in the Core Strategy of the Urban Towns is as follows:

"Phased delivery of strategic sites by targeting growth proportionate to the existing population within the four urban towns. All development shall focus on prioritising walking, cycling and public transport use. Apply a mixed-use approach to regenerating key underutilised locations. Use a range of designs and densities that reflect and enhance the individual character of each town."

The subject site lies within the development boundary of Glanmire and is zoned ZO 02 New Residential Neighbourhood where the following objective applies:

"To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure."

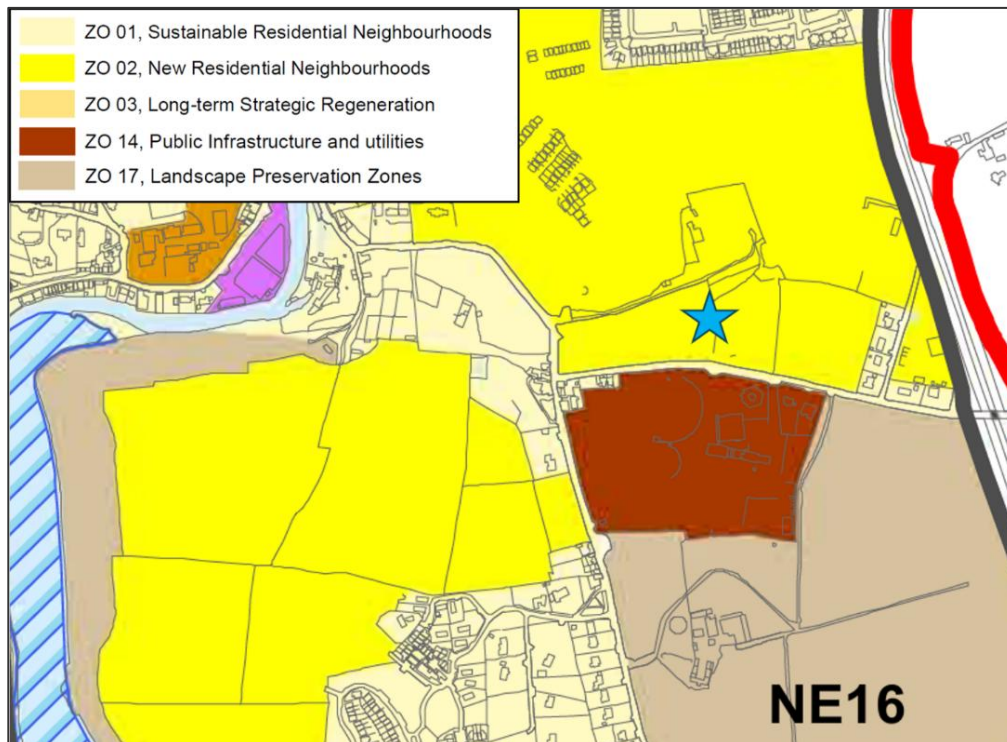


Figure 3: Site Zoning, Site indicated by blue star

4 Assessment

The proposed development consists of minor modifications to the Large-Scale Residential Development permitted under Ref. No. 23/42154 to modify the design of the permitted Block A.

The proposed modifications to Block A of the permitted Large-Scale Residential Development (Ref. No. 23/42154) are minor in nature and seek to optimise the layout and overall functionality of this part of the Ballinglanna development.

The amendments focus on the internal layout of residential and non-residential uses within Block A to improve the functionality of the proposed building, enhance both the provision of communal amenity space and residential amenity, and support an active and viable mixed-use environment at ground floor level.

The proposal is fully compliant with national, regional and local planning policy and will help achieve compact growth, efficient use of serviced land, and the delivery of high-quality residential development supported by appropriate community and commercial uses.

The proposed modifications do not alter the overall development strategy established under the parent permission (Ref No. 23/42154) and will maintain the high-quality design approach while improving the usability and functionality of the building.

The proposed development includes the following amendments to Block A of the Large-Scale Residential Development permitted under Ref. No. 23/42154:

- Reconfiguration of apartments over the anchor retail sales area, with apartments now only located along the eastern part of the building,
- 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 total retail space area of 988.8²
- 32 no. residential units, including 19 no. 1-bed units and 13 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 (refer to table 1).

The proposed changes in comparison to the permitted Block A are detailed in Table 1 below:

Table 1: Permitted vs Proposed Block A

Block A	Permitted (reference 23/42154)	Proposed	Change
Overall Changes			
Retail Unit 1	Retail Unit 1 – 704 sqm	Retail Unit 1: 753.1 sqm	Overall increase of 283.8 sqm in retail space
Retail Unit 2	N/A	Retail unit 2: 234.7 sqm	New unit
Community Unit	347.1 sq.m.	301 sq.m.	Floor area reduced
Residential Units	32	32	No change
Residential Unit Mix	12 no. 1-bed units 20 no. 2-bed units	19 no. 1-bed units 13 no. 2-bed units	Change in unit mix with an increase in 1-bed units
Car Parking	20 no. spaces	21 no. spaces	Increase of 1 no. space
Changes by Floor			
Lower Ground Floor	- Retail sales area - Community centre	- Retail Unit 1 - Retail Unit 2	Additional retail unit added
Upper Ground Floor	3 no. of 1-bed units 8 no. of 2-bed units	- Community Centre 4 no. of 1-bed units 4 no. of 2-bed units.	Community Unit relocated to upper ground floor to accommodate additional retail unit
First Floor	4 no. of 1-bed units 8 no. of 2-bed units	6 no. of 1-bed units 4 no. of 2-bed units	Unit Mix reconfigured
Second Floor	5 no. of 1-bed units 4 no. of 2-bed units	5 no. 1-bed units 2 no. of 2-bed units	Unit Mix reconfigured
Third Floor	N/A	5 no. 1-bed units 2 no. 2-bed units	Additional floor added to accommodate revised layout

4.1 Residential

The proposed apartments are no longer located above the anchor retail unit and are now confined to the eastern section of the building. To accommodate this revised layout, an additional storey has been introduced to the eastern side of the building.

The revised layout has resulted in consolidation of residential use to the eastern side of the building, improving separation from commercial activity. This revised layout is expected to enhance residential amenity within the mixed-use building (Block A) by creating a more cohesive residential zone and improving the overall layout of residential units by adding an additional storey.

In addition, the proposed modifications will not significantly change the residential amenity of proposed residential units within the overall LRD scheme, as permitted under Ref. No. 23/42154.

4.2 Part V

In the previous application (Ref. No. 23/42154), the Part V proposal was included within Block B and Unit 71 of Block C. Block A did not contain any Part V units. As such, the Part V proposal remains unchanged, and no Part V units are included in the current modification's application.

4.3 Community Space

The community space has been relocated from the lower ground floor to the upper ground floor above the anchor retail unit. Although the overall floor area of the community space is reduced, the revised location on the upper ground floor maintains accessibility while allowing for increased commercial use at ground level. The revised location also enhances integration with the residential units in Block A, as well as with the surrounding residential developments by creating a separation from the lower ground floor retail space.

4.4 Retail Space

The number of retail units has been increased from one to two, with the additional unit occupying the space previously designated for the community facility. This additional retail provision enhances the commercial viability of the development and contributes positively to the overall residential community in Ballinglanna.

4.5 Parking and external layout

The scheme has been revised to omit the deck over the parking area and relocate parking further north, away from Duplex Block B, thereby reducing the extent of retaining structures in this area. A planted bank is now introduced to the south of the parking area, incorporating smaller retaining elements that provide a more gradual transition to Duplex Block B. Parking provision has increased marginally from 20 to 21 spaces, representing a minor enhancement in capacity that supports the operational needs of the development without altering its impact. Overall, these changes improve the visual quality and landscape integration of the scheme.

JODA Engineering Consultants have confirmed the Road levels on the east side of the building need to change slightly to accommodate the revised designated parking layout, but the overall change is not significant in the context of the overall development.

4.6 Communal Amenity and Public Realm

The loss of deck-level communal space has been addressed through the introduction of a roof garden communal area over portions of the retail area, ensuring that an appropriate level of shared amenity is

maintained for residents. While the Public Square has been slightly reduced in size, this adjustment is minor and does not detract from its function or usability. Instead, it allows for a more efficient layout and supports commercial activity of the lower ground floor, contributing to the vitality of the space. The crèche design remains unchanged and is excluded from this application. Overall, the revisions represent a balanced approach that maintains residential amenity and enhances the usability of the public realm within the building.

4.7 Drainage Layout

JODA Engineering Consultants have confirmed there is no proposed change to the overall drainage and water supply infrastructure to accommodate the revised layout. The drainage and water supply infrastructure will therefore remain as permitted under Ref. No. 23/42154.

4.8 Elevations

Block A proposes the addition of an extra floor to the eastern block to accommodate the revised internal layout. This change will increase the building height from three to four storeys above ground level. The revised height remains consistent with the Development Plan targets for the Outer Suburbs; however, it will result in a modification to the previously permitted eastern elevation. The additional floor is not expected to significantly affect the overall appearance of the elevations, as below, and enables a more efficient and improved internal layout.

A comparison of the permitted and proposed eastern elevation is shown below.



Figure 4 Permitted Eastern Elevation



Figure 5 Proposed Eastern Elevation

A comparison of the permitted and proposed western elevation is shown below.



Figure 6 Permitted Western Elevation



Figure 7 Proposed Western Elevation

5 Conclusion and Schedule of Attachments

The proposed development comprises a mixed use building up to 5 storeys in height which will replace Block A of the permitted LRD (Ref No. 23/42154) at Richmond, Ballinglanna (townland), Glanmire, Cork.

The proposed changes are minor in nature and will not significantly alter the permitted LRD scheme.

We consider that the proposed modifications will improve the overall function of the retail unit and community building within the LRD, without impacting on the integrity of the permitted scheme and complies with the policies and objectives of the Cork City Development Plan 2022.

The following documents and drawings are included with this application:

McCutcheon Halley

- This Cover Letter
- Site Notice

- Press Notice
- Application Forms

DMNA Architects

- Design Statement
- Housing Quality Assessment
- Site Location Map
- Site Layout Plan
- Block A Floor Plans (**4 drawings*)
- Block A Elevations and Sections (**3 drawings*)
- Landscape Layout

This application is also accompanied by the Application fee for €17,750.80 made payable to Cork City Council.

We trust this application is to the satisfaction of Cork City Council. Please contact the undersigned if you require any further details.

Yours sincerely,



Lucy O' Donnell

McCutcheon Halley