

Senior Planner
Development Management
Planning and Integrated Development
Cork City Council
City Hall
Anglesea Street
Cork
T12 T997

11th June 2025

Our reference: CON23143

RE: PLANNING APPLICATION FOR THE DEVELOPMENT OF A LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD), COMPRISING 170NO. RESIDENTIAL UNITS (158NO. APARTMENTS AND 12NO. TOWNHOUSE APARTMENTS, TO INCLUDE 51NO. 1-BED UNITS, 78NO. 2-BED UNITS, 35NO. 3-BED UNITS) ARRANGED IN 4NO. BLOCKS VARYING IN HEIGHT FROM FOUR TO NINE STOREYS OVER GROUND. THE PROPOSED DEVELOPMENT ALSO INCLUDES A CRÈCHE; CAFÉ; MANAGEMENT OFFICE; 4NO. RETAIL UNITS; CAR PARKING AND CYCLE PARKING PROVIDED ON SURFACE AND WITHIN AN UNDERCROFT; THE PROVISION OF PRIVATE, COMMUNAL AND PUBLIC OPEN SPACE AND ALL ASSOCIATED SITE DEVELOPMENT, LANDSCAPING AND DRAINAGE WORKS ON THE SITE OF THE FORMER VITA CORTEX PLANT, KINSALE ROAD AND PEARSE ROAD, CORK.

Dear Sir/Madam,

We, Coakley O'Neill Town Planning Ltd. of NSC Campus, Mahon, Cork, T12 H7AA are instructed by our clients, BML Duffy Property Group Limited, to lodge this application for a Large-Scale Residential Development (LRD), as described above, on the site of the Former Vita Cortex Plant, Kinsale Road and Pearse Road, Cork.

The proposed development site was subject to two LRD Section 247 pre-application consultation meetings with Cork City Council on the 7th of February 2024 and the 15th of May 2024.

Following productive Section 247 pre-application consultation meetings, an LRD Section 32C Opinion meeting, Ref: LRD 07-24, was held via Microsoft Teams on the 20th of November 2024.

An LRD Opinion then issued from the City Council on the 17th of December 2024. This application responds to that Opinion.

Please find enclosed with this letter, Appendix 1. Detailing the documents which accompany this application for a Large-Scale Residential Development.

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A website dedicated to the LRD application has been set up via the following link <https://kinsaleroad-lrd.ie>.

We trust everything is in order and look forward to a favourable decision in due course.

Please forward all correspondence in relation to this correspondence to this office.

Yours sincerely,

A handwritten signature in black ink that reads 'Rory Hanrahan'.

Rory Hanrahan
Assistant Planner
Coakley O'Neill Town Planning Ltd

Appendix 1 – Application Documents

In line with the LRD application requirements and in addition to this cover letter, please find enclosed 2 no. copies of the site notice erected on 10th June 2025, 2 no. copies of the newspaper notice published in The Echo on 10th June 2025, 6 no. copies of the following plans and particulars, and 1 no. digital copy of same on a USB.

Prepared by Coakley O'Neill Town Planning Ltd

- Planning Application Form
- LRD Planning Application Form 19
- Statement of Opinion Response
- Planning Statement (incorporating Statement of Consistency)
- Social and Community Audit
- Childcare Needs Assessment
- Specific Planning Assessment on Residential Amenity
- Statement on Housing Mix
- Building Heights Rationale

Prepared by Burke-Kennedy Doyle (BKD) Architects

- Architectural Design Statement
- Housing Quality Assessment
- Areas Schedule
- Site Location Map
- Site Layout Plans
- Plans, Sections and Elevation Drawings

Prepared by PUNCH Consulting Engineers

- Planning Engineering Report
- Outline Operational Waste Management Plan
- Outline Construction Environmental Plan
- Traffic and Transportation Assessment
- DMURS Statement of Compliance
- Mobility Management Plan
- Scheme Sustainability Statement
- Outline Construction Traffic Management Plan
- Outline Construction and Demolition Resource Waste Management Plan
- Engineering Drawings

Prepared by Cunnane Stratton Reynolds (CSR)

- Landscape & Visual Impact Assessment (LVIA)
- Landscape Design Rationale
- Landscape Masterplan
- Landscape Section Drawings

Prepared by EDC Engineering Design Consultants

- Lighting Report
- Lighting Plan

Prepared by Greenleaf Ecology

- Environmental Impact Assessment Screening Report
- Appropriate Assessment Screening Report

Other Specialist Reports:

- Daylight and Sunlight Report prepared by 3D Design Bureau
- Verified Views, Aerials and CGIs prepared by 3D Design Bureau
- Solar Photovoltaic Glint and Glare Study prepared by LINT Data and Geospatial
- Inward and Outward Noise Impact Assessment prepared by CLV Consulting Engineers
- Remediation Status Report prepared by RSK
- Wind Microclimate Report prepared by B-Fluid
- Operational Waste Management Plan prepared by Byrne Environmental Consulting Ltd
- Stage 1 Road Safety Audit prepared by Roadplan (Appended to Planning and Engineering Report prepared by PUNCH Consulting Engineers).
- Part V costings prepared by the applicant.