



Planning Development Management
Cork City Council
City Hall, Cork,
T12 T99
Email: LRD@corkcity.ie

Cork City Council

Planning Application Form

Large-scale Residential Development (LRD)

Please note the following information before completing this application.

- This Planning Application form is for a Large-scale Residential Development (LRD) only. It is a combination of the standard planning application for a section 34 planning application and supplementary questions and information required for an LRD.
- Please read the information provided on LRDs on Cork City Council’s website [Large-scale Residential Developments \(LRD\) - Cork City Council](#)
- Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.
- Please ensure that all necessary documentation is attached to your application form.
- Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

1. Applicant(s) name(s)

BML Duffy Property Group Limited

2. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017) please supply the following:

Name(s) of Company director(s)	Mike Duffy, Barry Duffy, Laura Purcell Matt Merrick
Company Registration No.	608927

3. Name of Person/Agent acting on behalf of the Applicant:

Rory Hanrahan, Coakley O'Neill Town Planning Ltd.

4. Person responsible for preparation of Drawings and Plans:

Name	Anna Bartkowska-Burke
Firm/Company	Burke-Kennedy Doyle Architects, 2nd Floor Europa House, Block 9, Harcourt Centre, Harcourt Street, Dublin 2.

**5. Address, Location, or Townland of the proposed Large-scale Residential Development:
(as may best identify the land in question)**

Former Vita Cortex Plant, Kinsale Road and Pearse Road, Cork.	
Ordnance Survey Map Ref No (and the Grid Reference where available)	6427-05; 6383-25 ITM 567689.3365, 5701360.6957

6. Description of the proposed Large-scale Residential Development:

Brief description of nature and extent of development, including uses	Permission for development which will consist of a Large-Scale Residential Development (LRD) on the brownfield site of the former Vita Cortex Plant, Kinsale Road and Pearse Road, Cork. The proposed development will consist of a Large-Scale Residential Development (LRD) of 170no. residential units (158no. apartments and 12no. townhouse apartments, to include 51no. 1-bed units, 84no. 2-bed units, 35no. 3-bed units) arranged in 4no. blocks varying in height from four to part eight/part nine storeys over ground. The proposed development also includes: a crèche, café and management office on the ground floor level of Block 3 and 4no. retail units on the ground floor level of Block 4; 514no. bicycle spaces, including 162no. visitor spaces, located either in 4no. bike sheds at undercroft level and ground level, or on the public plaza at ground level; 9no. motorcycle spaces, and 82no. shared car parking spaces (including 13no. EV spaces and 6no. accessible spaces, 3no. of which are EV spaces) at undercroft level and ground level; the provision of private, communal and public open space, including all balconies and terraces; rooftop solar panels and green roofs; internal roads and pathways; new vehicular and pedestrian access
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	points from Kinsale Road and Pearse Road, including a terraced entrance, with cycle wheel ramp, from Pearse Road; 6no. bin stores at undercroft level and ground level; the relocation and upgrade of 1no. ESB substation; signage; and all associated site development works, drainage, including nature-based SuDS measures, and all hard and soft landscaping and boundary treatments. The proposed development will also facilitate the future implementation of BusConnects along Kinsale Road. The application relates to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence issued by the Environmental Protection Agency (EPA).
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7. Legal Interest of Applicant in the Land or Structure:

Please indicate applicant's legal interest in the land or structure	A. Owner B. Occupier C. Other <input checked="" type="checkbox"/>
Where legal interest is 'Other', please expand further on your interest in the land or structure	BML Duffy Property Group Limited is the developer of the site.
If you are not the legal owner, please state the name of the owner and supply a letter from the owner consenting to the making of this application.	Fronville Limited Cork City Council Letters of consent are included with the application

8. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	195/23 56/24
Meeting date(s):	07/02/2024 14/05/2024
(B) LRD Opinion Meeting with Planning Authority:	
State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number: Meeting date(s):	07-24
Date that the LRD Opinion was issued:	17/12/2004

9. Website Address

Website address where the LRD application is available for inspection:	https://kinsaleroad-lrd.ie
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10. Site Area:

Area of site to which the application relates in hectares	1.21 ha
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11. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	ZO 08- Neighbourhood and Local Centres
Existing use(s) of the site and proposed use(s) of the site:	Existing/Previous use: Former Industrial Site (Vita Cortex Plant) – Now Demolition and site remediated. Proposed Use: Large Scale Residential Development Comprising of 170no. dwellings – 4no. retail units, creche, café and management offices.

12. Site History

Details regarding the site history (if known)		
Has the site in question ever, to your knowledge, been flooded?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please give details e.g. year, extent. N/A		
Are you aware of previous uses of the site e.g. dumping or quarrying?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please give details. Former Vita Cortex Plant (now demolished and site remediated).		
Are you aware of any valid planning applications previously made in respect of this land/structure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known: Reference No.: 24/42868 Date: 18/4/2024 21/40647 12/11/2021 99/23020 16/3/1999		
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.		
Is the application for the same development or for development of the same description as an application for permission for development which is the subject of an appeal to An Bord Pleanála?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An Bord Pleanála Reference No.: <u>N/A</u>		

13. Where the application includes an existing building or buildings:

Gross floor space of any existing building(s) in m ²	c. 34.1m ² (ESB substation)
Gross floor space of proposed works in m ²	17,575 m ² (17,350m ² + 225m ²) (excluding basement)
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)	N/A
Proposed use (or use it is proposed to retain)	N/A
Nature and extent of any such proposed use (or use it is proposed to retain)	N/A

15. Social and Affordable Housing

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,</p> <p>(i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> <p>(ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.</p> <p>Details for (i) and (ii) included with the application. If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 20008, please submit a copy of the Certificate of Exemption under section 97 (or, where an application has been made but has not yet been decided, please submit a copy of the application).</p>		

If the answer to the above question is “no” by virtue of section 96(14) of the Planning and Development Act 2000/9, please submit details indicating the basis on which section 96(14) is considered to apply to the development.	
Date the lands subject of the application were purchased by the applicant?	lands were purchased prior to the 1 st August 2021

16. Development Details

Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the proposed development require the preparation of an Environmental Impact Statement?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence issued by the Environmental Protection Agency (EPA)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Do the Major Accident Regulations apply to the proposed development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Industrial Emissions Directive Licence issued by the Environmental Protection Agency (EPA)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to a development in a Strategic Development Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the proposed development involve the demolition of any habitable house?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

17. Details of Proposed Units

Apartments		
Unit Types	No. of Units	Gross floor space in m²
Studio	-	-

1-bed	51	2,574.1
2-bed	84	6,977.4
3-bed	35	3,526.1
4-bed	-	-
Total	170	13,077.6

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
Total	N/A	N/A	N/A

Houses			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Terrace	N/A	N/A	N/A
Semi-detached	N/A	N/A	N/A
Detached	N/A	N/A	N/A
Duplex	N/A	N/A	N/A
Total	N/A	N/A	N/A

Total number of residential units in proposed development	170
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Number of car-parking spaces to be provided		
Existing	Proposed	Total
0	82	82

Number of bicycle-parking spaces to be provided		
Existing	Proposed	Total
0	352	352

LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	15,930 m ²
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	3,740 m ²
(i) Basement	3,165 m ²
(ii) Creche	250 m ²
(iii) Management Office	100 m ²
(iv) Bin/Bike Stores and Substation	225 m ²
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	1,070m ²
Class of Development	Gross Floor Space in m²
(i) Retail	930 m ²
(ii) Cafe	140 m ²
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	17,000m ²
	Percentage
(e) Express (a) as a percentage of (d):	93.7%
(f) Express (c) as a percentage of (d):	6.3%
(e) plus (f)	100%

Additional / Supporting documents	Enclosed		
Website address and notification of the fact that the application is an LRD included in the site notice and newspaper notice	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Site location map sufficient to identify the land, at appropriate scale.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Layout plan of the proposed development, at appropriate scale.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Statement of consistency with the Development Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response included to the issues set out in the LRD Opinion.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Design	Enclosed		

A design statement that addresses the site's location and context and the proposed design strategy.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Water Services:	Enclosed		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Please Refer to Accompanying Statement of Opinion Response
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Taking in Charge:	Enclosed		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Maps, Plans and Drawings:	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

18. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If “Yes”, give details of the specified information accompanying this application.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

19. Services

Proposed Surface Water Disposal
Public Sewer/Drain <input checked="" type="checkbox"/> Soakpit <input type="checkbox"/>
Watercourse <input type="checkbox"/> Other <input type="checkbox"/> Please specify

20. Details of Public Notice

Approved newspaper in which notice was published	Echo
Date of publication	12 th June 2025
Date on which site notice was erected	12 th June 2025

21. Application Fee

Fee payable	€33,944
Basis of Calculation (see appendix 1) EFT Paid to Cork City Council Class 14b: 170no. units *€130 per unit = €22,100 Class 14c*: 1,645m2 non-residential floorspace *€7.20/m2 = €11,844 Total: €33,944 *Class 14c fee as agreed with David Foley on the 9 th April 2025 via email Please note Application Fee was paid by EFT on the 6 th June 2025 with Reference 'Kinsale Road LRD'.	

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
 Rory Hanrahan, Assistant Planner, Coakley O'Neill Town Planning Ltd, NSC Campus, Mahon, Cork T12 H7AA (Agent on behalf of the applicant)	
Date:	12 th June 2025

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

<p>DATA PROTECTION</p> <p>"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at https://www.corkcity.ie/en/council-services/public-info/gdpr/.</p> <p>We request that you read these as they contain important information about how we process personal data.</p>

Cork City Council Official Use Only:	
Planning Reference:	
Cork City Council Stamp:	

Appendix 1 Large-Scale Development Application Fees

Planning And Development (Large-Scale Residential Development Fees) Regulations 2021

Class of Development	Amount of Fee	Amount of Fee for Retention Permission
14. The provision of a large-scale residential development:		
(b) Basic fee structure: Each Housing Unit Note: In respect of an application comprising student accommodation, or shared accommodation the above structure range and fee per unit should be applied on the pro rata basis of the fee for 1 housing unit = the fee for 2 bed spaces of student accommodation or shared accommodation.	€130 per housing unit	€390 per housing unit
(c) Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development.	€7.20 per square metre to a maximum of €32,400	€15 per square metre to a maximum of €65,000
(d) Submission of an EIS/NIS Fee Structure:		
Submission of EIS	€10,000	€10,000
Submission of NIS	€10,000	€10,000

The maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large-scale residential development shall be €80,000

Full details of fees and exemptions see Planning & Development Regulations, 2001, as amended

Cheques etc. should be made payable to Cork City Council

Gross floor space is to be taken as the total floor space on each floor measured in the inside of the external walls