

CORK CITY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential Development (LRD) Application to Cork City Council

We, BML Duffy Property Group Limited, intend to apply for 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 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).

The application may also be inspected online at the following website: <https://kinsaleroad-lrd.ie>.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, City Hall, Cork, during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.



Signed: _____

Rory Hanrahan, Assistant Planner, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, T12 H7AA (Agent on behalf of applicant).

Date of erection of site notice: 12th June, 2025