

Planning Report

For Development at Ballincollig, Co. Cork

on behalf of DOB Plant Hire (Holding) Co. Unlimited
Company

March 2025



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1. Introduction

This report has been prepared by McCutcheon Halley Planning Consultants on behalf of DOB Plant Hire (Holding) Co. Unlimited Company in support of a residential development proposal at Innishmore Lawn, Ballincollig, Cork.

The proposed development comprises 56 no. units consisting of the following:

- 1 accessible 4-bed townhouse,
- 17 no. 3-bed townhouse units,
- 19 no. 3 and 2 bed duplex units; and
- 19 no. 2 and 1 bed apartments.

This report is presented under the following headings:

- Site Context and Proposed Development.
- Planning History.
- Site Suitability and Zoning.
- Other Considerations/Designations.
- Access and Transportation.
- Social Infrastructure.

2. Site Context and Proposed Development

2.1 Site Context

The subject site, which is 1ha in area, is in Ballincollig, to the west of the town centre and immediately to the north of the neighbourhood centre that includes Quish's Supervalu, a pharmacy and other local services. Ballincollig Community School and the Regional Park is located within easy walking distance to the north of the site.

The site is a corner site and can be accessed via Innishmore Lawn road to the east and north of the site. The site is situated in an area where the surrounding land uses are a mix of retail, office developments and residential developments.

The site is bounded by the West City Retail Park to the west and Dell EMC to the south. The site is bounded by the Innishmore Lawn road to the north and east with residential dwellings beyond. The subject site is relatively flat and accessed from the east.



Figure 1: Subject site outlined in red

2.2 Proposed Development

The proposed development consists of 56 no. residential units on a 1ha site with a density of 56 dwellings per ha (dph) with the following mix of house types:

- 1 accessible 4-bed townhouse,
- 17 no. 3-bed townhouse units,
- 19 no. 3 and 2 bed duplex units; and
- 19 no. 2 and 1 bed apartments.



Figure 2: Proposed site layout

The layout responds to the nature of the site and the existing development in the area by exploiting features and orientation to maximise the potential of the site

Each unit has access to a private amenity space. Along with private amenity space, the units will have access to public landscaped play/amenity areas. All homes will be constructed to prevent acoustic transfer and will have adequate storage areas. Windows are sited to prevent overlooking into adjacent private gardens.

3. Planning History

There have been three recent relevant planning applications/permissions relating to our client's site. These are summarised below.

[Cork County Council Ref. 04/5908](#)

Planning permission was granted by Cork County Council on October 29th, 2014 for 4 no. 2 storey offices and a reduction in size of the first floor offices of showrooms and change of use of 1 no. showroom unit into Co-Op, provision of service yard, moving of front and rear vehicular access to east and general revisions to parking areas.

[Cork County Council Ref. 05/8401](#)

Planning permission was granted by Cork County Council on May 4th, 2006 for the demolition of the existing vacant Topp's buildings and the construction of a single new co-op store/retail warehouse, stock room with associated garden centre, 4 no. showrooms, erection of an industrial office building on the north eastern portion of site, the use of existing vehicular access and provision of 2 no. additional vehicular accesses, the erection of totem sign and southern entrance and all associated car parking, service yards and site development works.

An extension of duration was granted under Cork County Council Ref. 11/4882. Permission ceased in May 2016.

[Cork County Council Ref. 07/8444](#)

Planning permission was refused by Cork County Council on July 31st, 2017, for the construction of a discount food store, showroom and office building with basement car park, erection of totem sign at eastern entrance and all associated service yards and site development works.

4. Site Suitability and Zoning

4.1 Zoning & Density Provisions

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), hereafter referred to as 2024 Guidelines, focus on sustainable residential development and the creation of compact settlements across Ireland. The 2024 Guidelines replace the previous Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities issued in 2009. The 2024 Guidelines build upon and update the 2009 guidance to align with current policy directives of the Irish government. The 2024 Guidelines reflect and address the economic, social,

and environmental challenges which affect urban development within differing contexts.

The 2024 Guidelines state that for areas characterised as 'City - Suburban/Urban Extension' within the metropolitan areas of Cork and Dublin, the residential densities should be in the range of 40-80 dph:

"Suburban areas are the lower density car-orientated residential suburbs constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to the greenfield lands at the edge of the existing built up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 40 dph to 80 dph (net) shall generally be applied at suburban and urban extension locations in Dublin and Cork, and that densities of up to 150 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8)."

The 2024 Guidelines also define the parameters that constitute whether a location can be classed as accessible. These parameters are outlined in Table 3.8 of the 2024 Guidelines and the following section from Table 3.8 is applicable to the proposed development:

"Lands within 500 metres (i.e. up to 5-6 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services."

Using the accessibility criteria as above, the proposed development is not within 500m of an existing bus service that meets the service frequency threshold. Appendix A of this report provides maps displaying the proximity of the proposed development to existing bus services. While there are plans to increase the frequency of bus services at this location, given the lack of clarity around the precise nature of the future frequency of this service, it is deemed appropriate to apply a density based on the "suburban/urban extension" and density range of 40 dph to 80 dph in accordance with the 2024 Guidelines.

The Cork City Development Plan (CDP) 2022 identifies Ballincollig as the largest urban town in Cork City and one of the biggest in the Southern Region. According to the CDP, over 5,000 people work within the town primarily in the economic sectors of information and communications technology, professional services, retail, logistics and education. The CDP also notes that most of these workers commute into Ballincollig from elsewhere, demonstrating that there is a need for housing within the town to reduce inward commuting.

Objective 7.29 of the CDP states the following objective about Ballincollig Urban Town Centre:

"To support the vitality and viability of District Centres and Ballincollig Urban Town Centre by enhancing their mixed-use nature and ensuring they provide an appropriate range of retail and non-retail functions appropriate to the needs of the communities they serve."

In Volume 2 of the CDP, the subject site is zoned 'Sustainable Residential Neighbourhood' (Figure 3). The primary objective of this zoning area is as follows:

*"To protect and **provide for residential uses** and amenities, local services and community, institutional, educational and civic uses."*

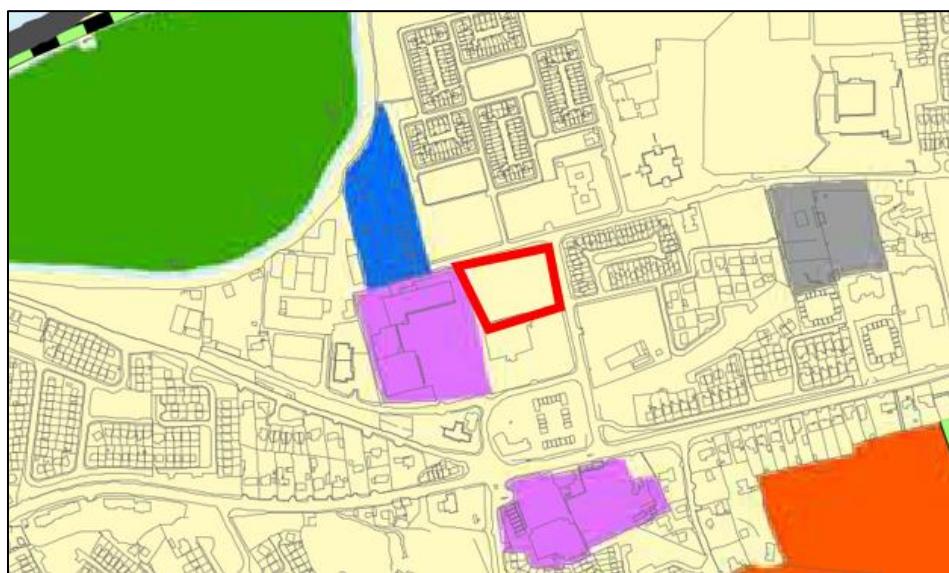


Figure 3: Extract from Cork City CDP. Site outlined in red (Source: Cork City Council, 2022)

In relation to density and height requirements for the area, the CDP notes that the site is located within the 'Outer Suburbs'. Density requirements for the area are set at a lower target of 40 dph and an upper target of 60 dph. In relation to height, a target range of between 2 and 4 storeys is envisaged for the area.

Density and Building Heights Strategy	Density				Heights			
	FAR		Dwellings Per Hectare		No. of Storeys			
	Prevailing	Target	Prevailing	Target*	Lower	Upper	Prevailing	Target
Outer Suburbs	0 - 1.5	0.2 - 1.5	0 - 25	40	60	2	3	2
<small>* Assuming resi-led scheme. ** Potentially suitable for exceptional tall building(s).</small>								

Figure 4: Extract from Table 11.2 of CDP on building height and density targets (Source: Cork City Council, 2022)

The above finds that the proposed development is aligned to the prescribed statutory dwelling density ranges. As the proposed 56 dph of the development is within the density range of both the 2024 guidelines (40-80 dph) and Table 11.2 of the CDP (40-60 dph) (Figure 4). The development also conforms to the targeted building heights guidelines of between 2- and 4-storeys as the development will consist of dwellings which are 2- and 3-storeys in height (Figure 4). Furthermore, the proposed development complies with the CDP zoning objective which supports residential development on the site (Figure 3).

4.2 Housing Mix in the surrounding area

A review of the population figures as per the 2022 Census results for the Electoral Districts (EDs) of Ballincollig wherein the subject site is in was undertaken. The population in 2022 equated to 20,497 representing a 10.1% increase in the number persons living in the Ballincollig area since 2016 (18,621 persons). Ballincollig is the largest urban town in Cork City and one of the largest in the Southern Region, with a projected population of 27,987 by 2028. It is considered that the demand for a mix of units in this area will continue to grow.

Table 1 presents the composition of existing dwellings for the EDs of Ballincollig. In 2022 the more than 70% of the dwellings were composed of 3-bedroom-or-larger units, with 3-bedroom units being the largest grouping with 42.5% (Table 1). The mix of dwellings by bedroom type for the proposed development is also presented in Table 1, with the composition as follows: 4-bedroom units (1.8%), 3-bedroom units (42.9%), 2-bedroom units (33.9%) and 1-bedroom units (21.4%). The mix of dwellings by bedroom type in the proposed development is aligned to the current mix within the EDs of Ballincollig, the Cork City Council Housing Programme 2023-25, and adheres with two out of four the dwelling mix targets as per Table 11.9 of the CDP (Table 1).

In the two instances where the proposed development does not adhere to the targeted mix of dwellings it is important to note two points of consideration. Firstly, the number of proposed 2-bedroom units is aligned to the current composition of dwellings in the area. Therefore, the proposed development is in step with the local context. Secondly, there is a substantial difference between the prevailing composition of 4-bedroom units (36.1%) and the targeted composition (15%) (Table 1). Thus, by limiting the proposed number of 4-bedroom units to 2% of the total units, the proposed development will redress the over representation of 4-bedroom units in the area (Table 1).

Table 1: Composition of Dwellings by Type of Bedroom (Sources: Cork City Council, 2022; CSO, 2023)

Dwelling type by Bedroom	Composition of Existing Dwellings (CSO 2022)	Composition of Dwellings Proposed Development	Composition of Dwellings as Per Table 11.9 of CDP
1 bedroom	2.8%	21.4%	21%
2 bedrooms	13.0%	33.9%	34%
3 bedrooms	42.5%	42.9%	30%
4 bedrooms or larger	36.1%	1.8%	15%
No. of bedrooms not stated	5.6%	0%	0%
Total	100%	100%	100%

4.3 Site Suitability (incl. Access, Drainage and Services)

As can be seen from Section 6 of this report, the site is well served by frequent bus services and is within easy walking/cycling distance of Ballincollig town centre. Vehicular access to the subject site can be facilitated from Innishmore Lawn road to the east and north of the site and can be fully delivered as part of any proposed development.

The required minimum clear widths for fire safety access can be accommodated to allow for fire safety compliance. Turning facilities for appliances can be provided in any dead-end access routes that are more than 20m long in accordance with Table 5.2 of Technical Guidance Document B published by the Minister for Environment under Article 7 of the Building Regulations.

Based on previous permissions on site it is evident that all drainage and water supply services are available to serve the site. This along with the previous grants of permission demonstrates that the site is adequate to provide a successfully residential neighbourhood.

5. Other Considerations / Designations

5.1 Flood Risk

The site is not located in an area identified as being at risk of flooding (Figure 5). The Lee CFRAMS flood maps have been examined and demonstrate that the site is outside of Flood Risk Zones A and B, therefore fluvial and tidal flooding are not considered to be a risk for the development site.

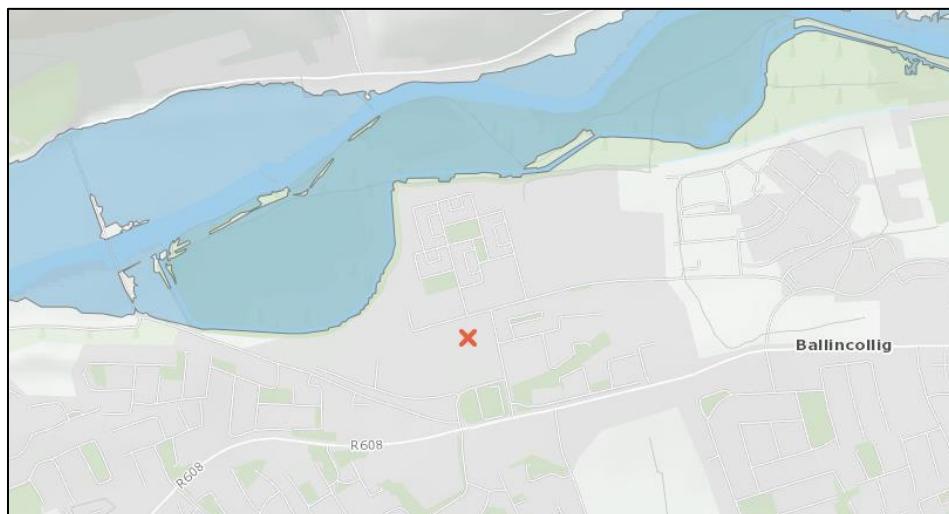


Figure 5: Location of site in context of Flood Risk Areas (Source: Office of Public Works, 2024)

5.2 Appropriate Assessment

According to the EU Birds Directive (79/409/EC) and Habitats Directive (92/3/EEC), member states are required to designate areas to protect priority habitats and species and an 'Appropriate Assessment' (AA) based on best scientific knowledge of the potential impacts of a plan on the conservation objectives of any Natura 2000 site and the development where necessary of measures to preclude negative effects. The impact assessment must include the indirect and cumulative impacts on the site. All plans and projects should aim to identify or introduce mitigation measures to the point where no adverse impacts remain. Stage 1 of the assessment involves screening to determine whether a particular plan would be likely to have significant effects on a Natura 2000 site and would thus warrant an AA.

The subject site is located 11.9km from Cork Harbour Special Protection Area. It is not considered that the proposed development will likely have an impact on any Natura 2000 sites.



Figure 6: Location of site in relation to closest Natura 2000 site (Source: National Parks and Wildlife Services, 2024)

6. Access and Transportation

A bus stop for the 220-bus route is located less than 250m from the entrance to the site on the R608 to the south and runs at 30-minute intervals to Cork City Centre from 4.30 am to 10.55 pm (Figure 7). This will allow the development to be served by frequent bus services to ensure connectivity to Cork City Centre and other centres.

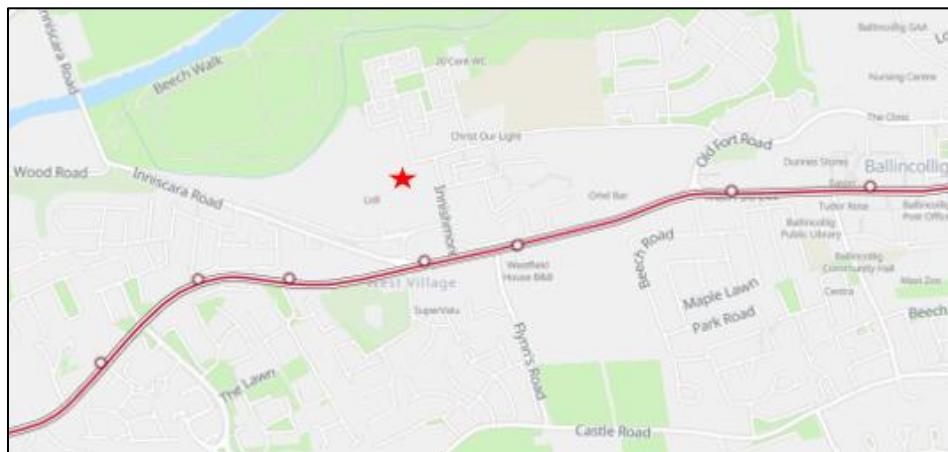


Figure 7: Subject site in the context of the 220-bus route

The subject site is well served for pedestrians and cyclists with pedestrian footpaths from the subject site connecting to the main street of Ballincollig.

7. Social Infrastructure

There is access to commercial, social and community services within walking distance of the site such as Ballincollig Regional Park, Ballincollig Community School, Lidl. And Supervalu. Table 2 below identifies services, amenities, schools and retail uses near the subject site.

Table 2: Services / Facilities in the area

Types of Social infrastructure	Types of Service	Distance from Site
Service / Facility		
Ballincollig Urban Town Centre	Multiple banks, post office, doctors Surgeries	700m
Retail		
Lidl	Supermarket	150m
Chemist Warehouse	Pharmacy	150m
Supervalu	Supermarket	450m
Lloyds Pharmacy	Pharmacy	450m

Types of Social Infrastructure	Types of Service	Distance from Site
Tesco	Supermarket	1km
Ballincollig Shopping Centre	Shopping Centre	1.4km
Main Street Ballincollig	Shopping District	1.5km
Aldi	Supermarket	1.7km
School		
Our Lady of Good Counsel School	Primary School	240m
Scoil Barra	Primary School	270m
Ballincollig Community School	Secondary School	450m
Le Cheile Secondary School	Secondary School	450m
Scoil Mhuire Ballincollig	Primary School	1.4km
Scoil Eoin Buachalli	Primary School	1.4km
Brightsparks Montessori School	Childcare Facility	1.5km
Ballincollig Early Years Pre-school	Childcare Facility	1.5km
Colaiste Choilm	Secondary School	2.1km
Cheeky Cherubs Early Years School	Childcare Facility	8.1km
Amenity		
Ballincollig Regional Park	Public Park and Playgrounds	1.4km
Ballincollig GAA Club	GAA Club	2.3km
Ballincollig Pitch and Putt	Pitch and Putt	2.4km

Appendix A – Accessibility Determination

