



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

The Secretary,
An Coimisiún Pleanála,
64, Marlborough Street,
Dublin 1.

18/03/2026

P.A. Ref: 25/44048 - ABP Ref: ACP-324030-26

RE: For a 10-year planning permission for a Large-Scale Residential Development (LRD) at Greenfield, Ballincollig, Cork. The development will consist of the demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 no. residential units consisting of 232 no. dwelling houses, 312 no. apartment/duplex units, a two storey creche facility, commercial/retail unit and all ancillary site development works. The proposed 232 no. dwelling houses will include 100 no. 4 bedroom detached/semi-detached dwelling houses, 124 no. 3 bedroom semi-detached/townhouse dwelling houses and 8 no. 2 bedroom townhouse units. The proposed 312 no. apartment/duplex units and 80 no. 1 bedroom units, to be provided in 28 no. apartment/duplex buildings ranging in height from 3-4 storeys over basement level. One of the proposed apartment buildings (Block 3) will provide the ground floor commercial/retail unit. Vehicular access to the proposed development will be via two entrances from Greenfields Road (L2216) with separate pedestrian/cycle connections also provided from Greenfields Road. Ancillary site works include the provision of bicycle parking and bin storage facilities serving the proposed apartment/duplex buildings, creche and commercial/retail unit, landscaping and servicing proposals including the upgrade of public footpaths/active travel infrastructure and water service infrastructure, 2 no. pedestrian crossings on Greenfields Road and the installation of a noise attenuation screen along the site's southern boundary. The proposed development also provides for the demolition of an existing dwelling house on Greenfields Road, and the construction of a new recessed site entrance and boundary wall to serve the subject dwelling house. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant: www.GreenfieldLRD.ie

Greenfield, Ballincollig, Cork,

Dear Sir/Madam,

I refer to your letter dated **06/03/2026** in relation to an appeal to the above application and I enclose the requested documentation.

Yours sincerely

Eoghan Fahy
Clerical Officer
Planning & Integrated Development

AN COIMISIÚN PLEANÁLA	
LDG- _____	
ACP- _____	
20 MAR 2026	
Fee: € _____	Type: _____
Time: 9:15	By: Post



We are Cork.

Housing Report

Ref: T.P.: 25/44048

Cork City Council

Housing & Community Directorate

Permission type	Permission
Description	<p>For a 10-year planning permission for a Large-Scale Residential Development (LRD) at Greenfield, Ballincollig, Cork. The development will consist of the demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 no. residential units consisting of 232 no. dwelling houses, 312 no. apartment/duplex units, a two storey creche facility, commercial/retail unit and all ancillary site development works. The proposed 232 no. dwelling houses will include 100 no. 4 bedroom detached/semi-detached dwelling houses, 124 no. 3 bedroom semi-detached/townhouse dwelling houses and 8 no. 2 bedroom townhouse units. The proposed 312 no. apartment/duplex units and 80 no. 1 bedroom units, to be provided in 28 no. apartment/duplex buildings ranging in height from 3-4 storeys over basement level. One of the proposed apartment buildings (Block 3) will provide the ground floor commercial/retail unit. Vehicular access to the proposed development will be via two entrances from Greenfields Road (L2216) with separate pedestrian/cycle connections also provided from Greenfields Road. Ancillary site works include the provision of bicycle parking and bin storage facilities serving the proposed apartment/duplex buildings, creche and commercial/retail unit, landscaping and servicing proposals including the upgrade of public footpaths/active travel infrastructure and water service infrastructure, 2 no. pedestrian crossings on Greenfields Road and the installation of a noise attenuation screen along the site's southern boundary. The proposed development also provides for the demolition of an existing dwelling house on Greenfields Road, and the construction of a new recessed site entrance and boundary wall to serve the subject dwelling house. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant: www.GreenfieldLRD.ie</p>
Applicant	Murnane O Shea Limited
Location	Greenfield Ballincollig Cork
Recommendation	Grant

Assessment

Housing Report

The proposed development is subject to the requirements of Section 96 of the Planning and Development Acts, 2000 – 2021 due to the number of units proposed and site size. The transfer of 65 no. onsite residential units to meet the Part V Social and Affordable Housing requirement on site is proposed.

The typology, average floor areas and number of the units proposed are summarised below:

Unit Type	Unit Description	Floor Area	No. of Units
D1/D2/D3	3 Bedroom Townhouse	109.1m ²	20
E1/E2	2 Bedroom Townhouse	84.4m ²	8
F1/F3	1 Bedroom Ground Floor Apartment	55.8m ²	11
F2/F4	3 Bedroom Duplex Apartment	121m ²	11
G1	2 Bedroom Apartment	88/90.6/101.8m ²	3
K1/K2	1 Bedroom Ground Floor Apartment	54.9m ²	6
L1/L2	3 Bedroom Duplex Apartment	112.4	6

The Part V proposal attached to the application states that Landholding 1 & 2 (438 units proposed in total) within the site were acquired within the timeframe which benefits from a 10% provision. The landholdings are outlined on page 3, figure 02 of the Part V proposal submitted with the application. It is stated that the applicants will develop the site on behalf of the landowners. A 10% Part V obligation will apply to the development if the land, to which the application relates, was purchased by the applicant, or on whose behalf the application is being made, within the Transitional Arrangement Period.

It is inferred from correspondence on the file from Eamon Murray & Co. Solicitors dated 15th July 2025 that MOS Clarendon Limited executed a contract for the purchase of Landholding 1 at Greenfields, Ballincollig, Co. Cork on the 9th June 2021 and executed a contract for the purchase of Landholding 2 at Greenfields, Ballincollig, Co. Cork dated the 23rd July 2021. Landholding 3 does not avail of 10% provision and the default 20% will apply.

Therefore the following Part V provision is proposed:

Landholdings 1 & 2 - 438 units @ 10% = 44

Landholding 3 - 106 units @ 20% = 21

In the interest of clarity the applicant will be asked to submit the date of delivery of the deed in respect of landholdings 1 & 2 prior to commencement of development and entering into a formal Part V Agreement should planning permission be granted. This usual Part V condition provides the necessary scope for same.

Accordingly at this stage the Part V proposal as set out is deemed acceptable in principle to the Housing Directorate and is capable of complying with the requirements of Part V of the Planning and Development Acts, 2000 – 2021. A more satisfactory balance of houses versus apartments has been proposed since Opinion Stage. It is considered that the acquisition of social and affordable housing within this development, should planning permission be granted, will contribute to the objectives of the Cork Joint Housing Strategy 2022 - 2028 to create sustainable communities by encouraging a greater mix of housing tenure to enable societal inclusivity and socially balanced communities.

It should however be noted that the acceptance in principle of the Part V proposal in no way contractually binds Cork City Council or its agents to acquire the stated dwellings, or such other dwellings, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation. The

Housing Report

location of the units to be agreed may be subject to change dependent on funding routes, property management requirements and construction phasing.

ENMV calculations will be applied to cost negotiations should a shortfall in gross floor/plot area provision relative to the overall development apply should planning permission be granted.

Conclusion

The Part V proposal as set out is deemed acceptable in principle to the Housing Directorate at this stage. However, compliance with Part V is contingent on the negotiation of a final agreement, should planning permission be granted and is subject to confirmation of the date of delivery of the deed for Landholdings 1 & 2 and agreement being reached on land values, construction/development costs, ENMV calculation and internal finishes.

I have no objection to a grant of permission subject to the following condition(s) being attached:



Kieran O'Keeffe
Senior Staff Officer
Housing & Community Directorate
Dated:10/09/2025

Conditions/Reasons

No.	Condition	Reason
1	The Applicant, or any other person with an interest in the land to which this application relates, shall prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997, enter into an agreement with the planning authority under Section 96 of the Planning and Development Act, 2000 as amended, in respect of the matters referred to paragraphs (a) or (b) of Sub-section (3) of Section 96.	To comply with the provisions of Section 96 of the Planning and Development Act, 2000 as amended.

Parks & Recreation Planning Report

Operations Directorate

Cork City Council

Description: *Referral to Internal Consultant*

Application No: **25/44048 Greenfields LRD, Ballincollig**

Application Type:

Applicant Name:

Alert Date:

Decision Due Date:

Development Description:

Referral Requested By:

Assessment

The tree report and details provided are generally accepted and provide sufficient detail in the context of the proposed development.

Recommendation

I would recommend several conditions be included should a decision to grant be reached

Thomas Kane

Exec Parks & Landscape Officer / Tree Officer

Parks & Recreation

Operations Directorate

Cork City Council

Date : 08/09/2025

Conditions/Reasons:

No.	Condition	Reason
1	Prior to commencement of construction activity, tree protection measures shall be implemented and written certification from an arboricultural consultant shall be provided to the council for agreement that all measures have been appropriately implemented	To safeguard and ensure the longevity of cork cities green infrastructure
2	A project arborist shall be appointed for the duration of all construction activity to ensure tree protection is appropriately implemented. Written confirmation of appointment prior to commencement of development shall be submitted for written agreement.	To safeguard and ensure the longevity of cork cities green infrastructure
3	On completion of the development a tree health and safety assessment shall be conducted and upon agreement with the council all works recommended shall be completed.	To ensure public health and safety.



Iascach Iníre Éireann
Inland Fisheries Ireland

Planning Officer
Cork City Council
City Hall
Cork

18 August 2025

RE: Planning Ref No. 25-44048

A chara,

Planning Ref No. 25-44048 refers to an application for a 10-year planning permission for a Large-Scale Residential Development (LRD) at Greenfield, Ballincollig, Cork. The development will consist of the demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 no. residential units consisting of 232 no. dwelling houses, 312 no. apartment/duplex units, a two storey creche facility, commercial/retail unit and all ancillary site development works. The proposed 232 no. dwelling houses will include 100 no. 4 bedroom detached/semi-detached dwelling houses, 124 no. 3 bedroom semi-detached/townhouse dwelling houses and 8 no. 2 bedroom townhouse units. The proposed 312 no. apartment/duplex units and 80 no. 1 bedroom units, to be provided in 28 no. apartment/duplex buildings ranging in height from 3-4 storeys over basement level. One of the proposed apartment buildings (Block 3) will provide the ground floor commercial/retail unit. Vehicular access to the proposed development will be via two entrances from Greenfields Road (L2216) with separate pedestrian/cycle connections also provided from Greenfields Road. Ancillary site works include the provision of bicycle parking and bin storage facilities serving the proposed apartment/duplex buildings, creche and commercial/retail unit, landscaping and servicing proposals including the upgrade of public footpaths/active travel infrastructure and water service infrastructure, 2 no. pedestrian crossings on Greenfields Road and the installation of a noise attenuation screen along the site's southern boundary. The proposed development also provides for the demolition of an existing dwelling house on Greenfields Road, and the construction of a new recessed site entrance and boundary wall to serve the subject dwelling house

It appears it is proposed to dispose of effluent from the development to the public sewer. IFI would ask that Irish Water/Cork City Council signifies there is sufficient capacity in existence so that it does not a) overload either hydraulically or organically existing treatment facilities b) result in polluting matter entering waters or c) cause or contribute to non-compliance with existing legislative requirements.

Should permission ultimately be granted IFI would also ask that planning conditions require there is no interference with, bridging, draining, or culverting of any watercourse, its banks or bankside vegetation to facilitate this development without the prior approval of IFI.

IFI would ask to be informed when further information is submitted and when a decision is reached on this application.

Yours sincerely

Michael McPartland
Fisheries Environmental Officer.



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Brian McKenzie
Patricks Well
Greenfield
Ballincollig
Cork , P31 H942

18/03/2026

Reg. No.: 25/44048

Applicant: Murnane O Shea Limited
At: Greenfield
Ballincollig
Cork

A Chara,

I wish to acknowledge receipt of your submission, received on 01/09/2025 regarding an application for For a 10-year planning permission for a Large-Scale Residential Developemnt (LRD) at Greenfield, Ballincollig, Cork. The development will consist of the demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 no. residential units consisting of 232 no. dwelling houses, 312 no. apartment/duplex units, a two storey creche facility, commercial/retail unit and all ancillary site development works. The proposed 232 no. dwelling houses will include 100 no. 4 bedroom detached/semi-detached dwelling houses, 124 no. 3 bedroom semi-detached/townhouse dwelling houses and 8 no. 2 bedroom townhouse units. The proposed 312 no. apartment/duplex units and 80 no. 1 bedroom units, to be provided in 28 no. apartment/duplex buildings ranging in height from 3-4 storeys over basement level. One of the proposed apartment buildings (Block 3) will provide the ground floor commercial/retail unit. Vehicular access to the proposed development will be via two entrances from Greenfields Road (L2216) with separate pedestrian/cycle connections also provided from Greenfields Road. Ancillary site works include the provision of bicycle parking and bin storage facilities serving the proposed apartment/duplex buildings, creche and commercial/retail unit, landscaping and servicing proposals including the upgrade of public footpaths/active travel infrastructure and water service infrastructure, 2 no. pedestrian crossings on Greenfields Road and the installation of a noise attenuation screen along the site's southern boundary. The proposed development also provides for the demolition of an existing dwelling house on Greenfields Road, and the construction of a new recessed site entrance and boundary wall to serve the subject dwelling house. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant: www.GreenfieldLRD.ie at Greenfield, Ballincollig, Cork,

This submission received in accordance with the provisions of the Planning & Development Regulations 2001 (as amended) forms part of the file, which is available



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for inspections by the public at the Planning Department, City Hall, Cork. Opening hours are Monday-Friday from 10.00a.m. – 4.00p.m.

You will be notified when a decision is made on the application.

This letter should be retained. If you wish to appeal such decision, a copy of the attached acknowledgement must accompany your appeal to An Bord Pleanála.

A copy of the Council's decision will issue to you in due course.

Acknowledgement of Receipt of Submission or Observation on a Planning Application

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the **only** form of evidence which will be accepted by An Bord Pleanála that a submission or observation has been made to the Planning Authority on the planning application.

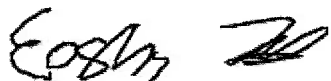
Planning Authority Name: **Cork City Council**

Planning Application Ref. No.: **25/44048**

A submission/observation, in writing, has been received from:
Brian McKenzie , Patricks Well, Greenfield, Ballincollig, Cork P31 H942 on 01/09/2025 in relation to the above planning application.

The appropriate fee of €20 has been paid. *(Fee not applicable to prescribed bodies).*

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.



Planning & Integrated Development

Date: 18/03/2026

MEMO

PROPOSED RESIDENTIAL DEVELOPMENT (GREENFIELDS) AT BALLINCOLLIG, CO. CORK

STATEMENT OF COMPLIANCE WITH THE DESIGN MANUAL FOR URBAN ROADS AND STREET (DMURS)

21 July 2025

Document information

GENERAL INFORMATION

Author(s)	Kwok Chuen Lam
Business Line	Transportation
File Name	24627-JBB-XX-XX-MO-C-16201_DMURS Statement of Compliance_P01
Revision	P01

RECIPIENTS

Name	Entity
Planning Department	Cork City Council

Introduction

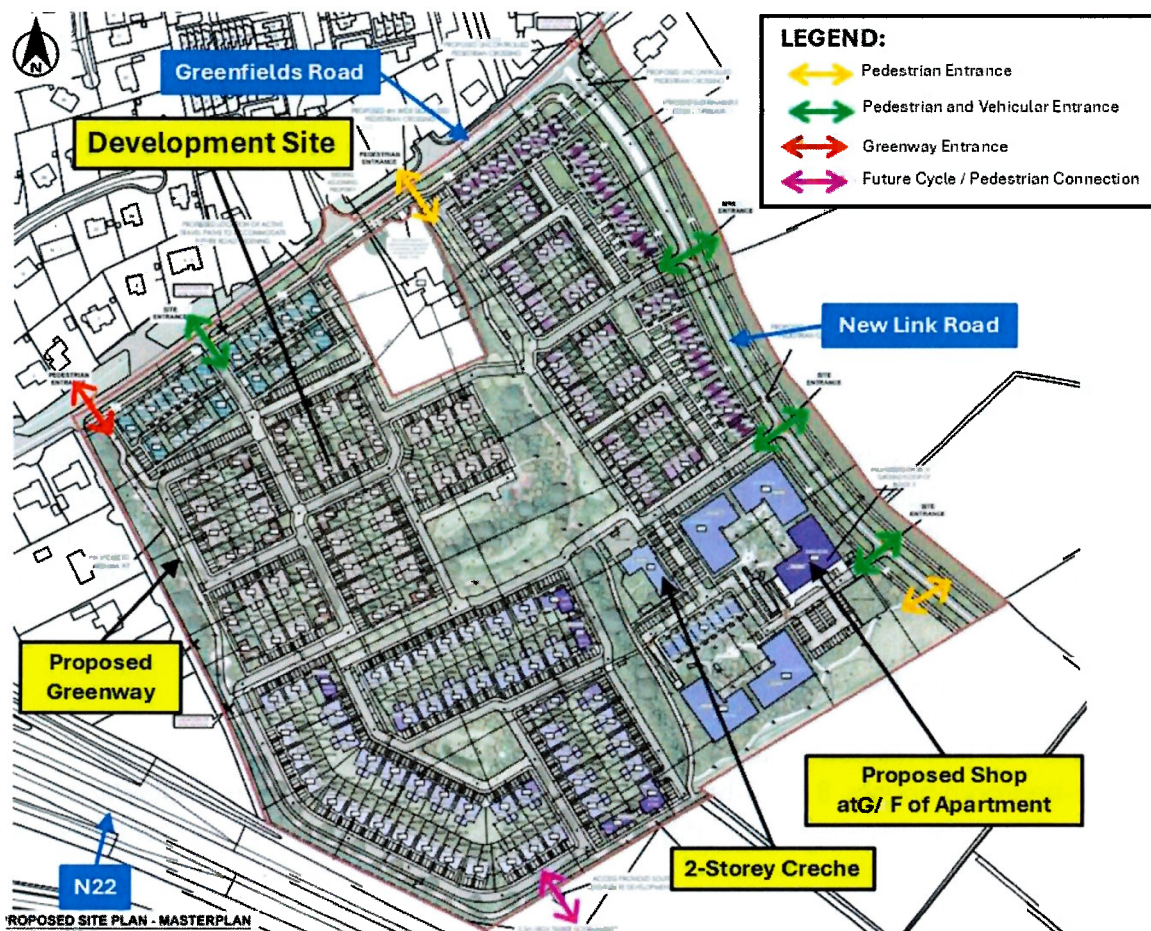
This statement outlines the compliance of the proposed residential development (Greenfields) in Ballincollig, Co. Cork with the Design Manual for Urban Roads and Streets (DMURS), as required by Cork City Council planning authority. DMURS provides comprehensive guidance to ensure that urban roads and streets are designed to be functional, safe, and conducive to sustainable living environments.

This statement covers the proposed development including:

- Provision of 544 residential units (comprising of 100 no. four-bedroom houses, 124 no. three-bedroom houses, 8 no. 2-bedroom houses, 61 no. three-bedroom duplex/apartment units, 171 no. two-bedroom duplex/apartment units and 80 no. one-bedroom duplex/apartment units);
- Provision of one two-storey creche;

- Provision of one commercial unit at the ground floor of Block 3 of apartments;
- Construction of approximately 400 metres New Link Road (with 2m wide one-way cycle track and 2m wide pedestrian footpath on both sides of the road) connecting between the proposed development and Greenfields Road;
- Construction of a priority junction with Greenfields Road and the New Link Road to the proposed development;
- Construction of three priority junctions providing direct pedestrian and vehicular access to/from the New Link Road;
- Construction of another priority junction providing direct pedestrian and vehicular access to/from Greenfields Road;
- Construction of 3m wide two-way cycle track and 2m wide pedestrian footpath on the southeast side of Greenfields Road (adjacent to the site);
- Construction of a 4m wide signalised crossing on Greenfields Road;
- Provision of two uncontrolled crossings across Greenfields Road and two uncontrolled crossings across the New Link Road;
- Construction of a greenway and shared space for pedestrians/cyclists within the proposed development; and
- Associated roads, footpaths, private driveways, landscaping, site services, SuDS measures and sundry related works.

The site layout and access arrangement for the proposed development are illustrated in the following figure.



COMPLIANCE OVERVIEW

The proposed development has been carefully designed to align with the principles and standards set forth in the DMURS. The following sections detail the specific ways in which the development adheres to these guidelines.

STREET DESIGN AND LAYOUT

1.1 Connectivity and Permeability

The layout of the proposed development promotes connectivity and permeability by:

- Providing the New Link Road (with 2m wide one-way cycle track and 2m wide pedestrian footpath on both sides of the road) located to the northeast of the proposed development to provide a linkage between the proposed development and Greenfields Road.
- Providing a 3m wide two-way cycle track and 2m wide pedestrian footpath on the southeast side of Greenfields Road (adjacent to the site).
- Providing a 4m wide greenway at the southwest and southeast of the site in order to provide a linkage between Greenfields Road and the proposed development.
- Providing a 3m wide shared space for pedestrians/cyclists, which connects to the Greenfields Road, New Link Road and aforementioned greenway, within the proposed development.
- Providing multiple access points and routes for pedestrians, enhancing accessibility to and from the development (inclusive of three pedestrian accesses on Greenfield Road and four pedestrian accesses on the New Link Road).
- Cyclists are required to share the existing public carriageway, proposed entrances on New Link Road, Greenfields Road and internal access roads with vehicles. Additionally, cycle tracks and a 4m wide greenway will be provided surrounding the site. Moreover, 3m wide shared space for pedestrians/cyclists will be provided within the proposed development.
- Ensuring that streets within the development connect seamlessly with existing surrounding network and adjacent residential development.

1.2 Street Hierarchy and Design

The design adheres to the DMURS guidelines by:

- Implementing a clear street hierarchy that includes primary streets (Public Road), secondary streets (Main Access Spine Road), and local streets/tertiary streets/homes zones (Cul-de-Sac Access Roads), each with appropriate dimensions and functions.
- Designing streets to accommodate all users, including pedestrians, cyclists, and motorists, while prioritizing vulnerable road users.

1.3 Carriageway widths

The design of internal street network and carriageway widths complies with DMURS standards by:

- The secondary street (Main Access Spine Road) comprises a 6.0m wide carriageway.
- The local street comprises a 5.0-5.5m wide carriageway.

1.4 Approach to Speed

The speed limit of internal streets complies with DMURS standards by:

- The internal streets have been designed in accordance with the design parameters for a 30km/h design limit.

15 On-Street Parking

The design of on-street parking complies with the DMURS standards by:

- The proposed development provides a mix of curtilage and on-street parking spaces. For on-street parking spaces, it includes a combination of perpendicular bays with size of 5.0m x 2.4m and parallel bays with size of 6.1m x 2.4m along the internal street network.

PEDESTRIAN AND CYCLIST INFRASTRUCTURE

1.6 Pedestrian Facilities

Compliance with pedestrian safety and comfort is achieved through:

- Wide footpaths (generally 2.0m wide) on at least one side of each internal access road, ensuring sufficient space for pedestrian movement.
- Wide greenway (4.0m wide) at the southwest and southeast sides of site, ensuring ample space for pedestrian/cyclist movement.
- Wide shared space (3.0m wide) for pedestrians/cyclists within the proposed development, ensuring adequate space for pedestrian/cyclist movement.
- Tactile paving and dropped kerbs at all crossing points to aid visually impaired users.
- Table-top junctions used at key internal junctions with 'Home Zones' used on lightly trafficked access roads (i.e. cul-de-sac and routes to/from the creche).
- Raised tables at access junctions to slow down vehicular traffic.
- A signalised crossing provided at Greenfields Road.
- Two uncontrolled crossings provided at Greenfields Road.
- Two uncontrolled crossings provided at the New Link Road.

1.7 Cyclist Facilities

Cyclist infrastructure complies with DMURS standards by:

- Based on vehicle speeds and traffic volumes, it is proposed to provide cycle tracks on Greenfields Road and the New Link Road in order to meet the requirements in Table 2.1 of Cycle Design Manual (issued in September 2023).
- Based on vehicle speeds and traffic volumes and on lightly trafficked/low-speed streets within the proposed development, it is appropriate to provide mixed traffic where cyclists and motor vehicles share the carriageway.
- Wide greenway (4.0m wide) at the southwest and southeast sides of site, ensuring ample space for pedestrian/cyclist movement.
- Wide shared space (3.0m wide) for pedestrians/cyclists within the proposed development, ensuring adequate space for pedestrian/cyclist movement.
- Raised tables at access junctions to slow down vehicular traffic.
- A signalised crossing provided at Greenfields Road.
- Home Zones provided.
- Cycle storage facilities can be accommodated within the curtilage of each individual housing unit while additional cycle storage facilities will be provided adjacent to the apartment blocks/creche/commercial unit in accordance with the Cork City Development Plan 2022-2028.

SAFETY AND VISIBILITY

1.8 Junction Design

Junctions within the development are designed to enhance safety by:

- Implementing tight corner radii (i.e. 3.0m corner radii) to reduce vehicle speeds at the entrance junction and within the development.
- Ensuring clear sightlines at all junctions to provide adequate visibility for all road users.

1.9 Traffic Calming Measures

Traffic calming measures include:

- Raised tables at access junctions to slow down vehicular traffic.
- Use of different road surfaces on side roads including Home Zones.
- Use of surface treatments and landscaping to visually narrow the streets and encourage lower speeds.

LANDSCAPING AND PUBLIC REALM

1.10 Green Infrastructure

The development incorporates green infrastructure by:

- Planting street trees along primary and secondary streets to enhance the streetscape and provide shade.
- Creating green spaces and pocket parks within the development for community use.

1.11 Public Spaces

Public spaces are designed to be:

- Accessible and welcoming, with high-quality materials and street furniture.
- Open spaces, creche, and commercial unit provided within the development interconnected by footpaths, crossings and shared space for pedestrians/cyclists.
- Safe and well-lit, promoting their use at all times of the day.

CONCLUSION

The proposed residential development at Ballincollig, Co. Cork demonstrates a strong commitment to the principles and guidelines of the Design Manual for Urban Roads and Streets (DMURS). By prioritising connectivity, safety, accessibility, and sustainability, the design ensures a high-quality living environment for future residents and contributes positively to the urban fabric.

Prepared by:

Kwok Chuen Lam
BEng (Hons), CEng, MICE
Egis (formally JB Barry & Partners Ltd)
Classon House, Dundrum Business Park, Dundrum, Dublin 14, Co. Dublin

