Development Management
Planning Department
Cork City Council
City Hall
Cork

16th December 2025

RE: APPLICATION FOR PERMISSION FOR LARGE-SCALE RESIDENTIAL DEVELOPMENT COMPRISING THE DEVELOPMENT OF 323NO. DWELLINGS, PRIMARY CARE CENTRE, RETAIL PHARMACY AND CAFÉ/RESTAURANT ON LANDS AT RINGWOOD, SHEAN UPPER AND SHEAN LOWER, BLARNEY, CORK CITY.

Dear Sir/Madam,

We, Coakley O'Neill Town Planning Ltd. of NSC Campus, Mahon, Cork, are instructed by our clients, Clockstrike Ltd., to lodge this application for a Large-Scale Residential Development (LRD) in respect of a new residential development proposal.

The subject site is located within the development boundary of the town of Blarney and is zoned for new residential development in the *Cork City Development Plan 2022*.

The proposed development site, in combination with the other residentially zoned lands at Ringwood immediately to the north – and also in the ownership of our clients – has been the subject to LRD Section 247 pre-application consultation meeting with Cork City Council in 2023 and 2024. During the second Section 247 meeting, the phased development of the above under two separate planning applications was discussed.

In response the proposal was amended to first seek permission for a Phase 1 LRD of 246no. residential units and a crèche to cater for 137no. children, which was permitted by An Coimisiún Pleanála on the 6th June 2025. This proposed LRD constitutes the first phase of development at Ringwood with work due to commence shortly.

Phase 2 was subject to further pre-planning consultations with Cork City Council on the 18th June 2024 (Ref: 66/24) and the 3rd December 2024 (Ref: 159/24).

Following this, a S32C LRD Opinion Meeting, Ref: LRD 25-05, was held on the 29th May 2025 with Cork City Council over Microsoft Teams

The Council issued their LRD Opinion on the 26th June 2025. This subsequent application responds to the Opinion from the Planning Authority.

This subject Phase 2 development proposal involves the construction of 323no. residential dwellings comprising the following: 157no. terraced, end-of-terrace, and detached houses; 52no. duplexes provided in 5 no. 3-storey buildings; and 114no. apartments provided in 2no. 5-storey buildings.

A primary care centre, over 2 stories and 1,724sqm in area, incorporating GP services, the refurbishment and redevelopment of existing farm outbuildings for conversion to a retail/pharmacy use, 80sqm in area, and café/restaurant use, 380sqm in area is also proposed.

Additional works include a new access roadway into the site from the R617 with associated pedestrian and cyclist infrastructure, which will form the 1st phase of the proposed Stoneview Access Link Road, along with a new signalised junction on the R617 road which will provide a single lane approach to the west and a two lane approach to the east, comprising one lane for through traffic on the R617 and a right turn lane for traffic turning into the site, and associated footpath improvements and cycle lane provision. The proposed development also incorporates the signalisation of the existing R617 – Killard Road junction.

The proposed development will also incorporate new private, communal, and public open spaces and hard and soft landscaping, boundary treatments and amenity areas, including a new wetland public amenity area, drainage works including nature based SuDS measures, foul infrastructure including a new pumping station along with car parking, bike parking and motorcycle parking bays.

In line with the LRD application requirements and in addition to this cover letter, please find enclosed: site notice erected on 12th December 2025, newspaper notice published in The Echo on 12th December 2025, and the following plans and particulars, in addition to 1 no. digital copy of the application pack:

Prepared by Coakley O'Neill Town Planning Ltd.

- Planning Application Form
- LRD Planning Application Form 19
- LRD Opinion Statement of Response
- Planning Statement
- Statement of Consistency with Development Plan
- Childcare Needs Assessment
- Social and Community Audit
- Statement of Housing Mix
- Part V Proposal

Prepared by CCK Architects

- Site Location Maps
- Site Layout Plans
- Plan, Elevation, Section and Contextual Elevation Drawings
- Architectural Design Statement

- Schedule of Accommodation
- Housing Quality Assessment
- Building Lifecycle Report
- Universal Design Statement

Prepared by MHL Consulting Engineers

- Engineering Report (incorporating Uisce Eireann Confirmation of Feasibility)
- Site Services Plan, Elevation and Section Drawings
- Public Lighting Report and Lighting Drawings
- Traffic Management, Sightline and Swept Path Analysis Drawings
- Construction Environmental Management Plan
- Construction Traffic Management Plan
- Outline Construction Waste and Demolition Management Plan
- Preliminary Operational Waste Management Plan
- DMURS Compliance Statement
- Drainage Impact Assessment

Prepared by Systra

- Transport Assessment

Prepared by Cunnane Stratton Reynolds

- Landscape Design Rationale Report
- Landscape Masterplan and Drawings
- Tree Survey

Prepared by JBA Consulting Engineers and Scientists

- Flood Risk Assessment

Prepared by Gnet3D

- Verified View Photomontages

Prepared by AtkinsRealis

- AA Screening Report

Prepared by DKP Environmental

- Daylight and Sunlight Analysis Report
- Climate Action and Energy Statement

Prepared by Egis Consulting Engineers

- Stage 1 Road Safety Audit

- Quality Audit
- Cycle Audit
- Pedestrian Audit

Prepared by Design Team and Others

- Environmental Impact Assessment Report

The application fee, calculated in accordance with the provisions of the Schedule 9 of the Planning and Development Regulations 2001, (as amended) has been paid via electronic transfer to the City Council, Payment Reference No. 234222209.

A Part V proposal including costings and plans is enclosed.

An EIA Portal receipt is enclosed.

A letter of Consent from Cork City Council is also enclosed.

A website dedicated to the LRD application has been set up and can be viewed at the following link www.ringwoodphase2lrd.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,

Dave Coakley
Director
Coakley O'Neill Town Planning Ltd.