COAKLEY O'NEILL
town planning

Statement of Housing Mix

Large-Scale Residential Development at Ringwood, Blarney

Prepared in December 2025 on behalf of
Clockstrike Ltd.

Coakley O'Neill Town Planning Ltd.

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1.0 INTRODUCTION AND PURPOSE

1.1 Clockstrike Ltd. are submitting a planning application seeking planning permission for the development of Phase 2 of a new residential neighbourhood on lands at Ringwood in Blarney, Cork.

1.2 The proposed development will consist of a Large-Scale Residential Development (LRD), comprising 323no. residential units as follows:

- 157 no. terraced, end-of-terrace, and semi-detached houses
- 52 no. duplexes provided in 5 no. 3-storey buildings
- 114 no. apartments provided in 2 no. 5-storey buildings

1.3 Also included is the construction of a new primary care centre incorporating GP services, over 2 stories and 1,724sqm in area, along with the refurbishment and redevelopment of existing farm outbuildings (460sqm) for their conversion to retail/pharmacy and café/restaurant uses.

1.4 The site is to be accessed via 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. 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 is also provided.

1.5 In addition, private, communal, and public open spaces and hard and soft landscaping, boundary treatments and amenity areas, including a new wetland public amenity area form part of the overall landscaping and amenity strategy for the proposed development.

1.6 This report sets out a justification for proposed housing mix in the context of the dwelling mix size targets set out in Table 11.9 of Chapter 11 of the Cork City Development Plan, 2022 (hereafter the Plan).

1.7 The proposed mix presented at the S32B stage of the applciation process is illustrated in Table 1 below.

Units	Number	% of Overall
1-bed	85	25%
2-bed	118	35%
3-bed	95	29%
4-bed	36	11%
TOTAL	**334**	**100%**

Table 1. Proposed Dwelling Mix (S32B)

1.8 The breakdown of proposed units in this LRD application is presented in Table 2 below.

Units	Number	% of Overall
1-bed	54	17%
2-bed	86	27%
3-bed	155	47%
4-bed	28	9%
TOTAL	**323**	**100%**

Table 2. Proposed Dwelling Mix

1.9 The proposed development represents phase 2 of an overall development of zoned lands at Ringwood. An Environmental Impact Assessment Report has been carried out on the basis of potential cumulative impacts. In this regard, it is sensible to consider the overall housing mix achieved across both phases of development. The overall mix when Phases 1 & 2 are combined is as follows:

Dwelling Size	Phase 1	Phase 2	No. Overall Phase 1 & 2	% Overall Phase 1 & 2	Development Plan Range
Studio	6	0	6	1%	**0% - 5%**
1-bed	50	54	104	18%	**15%-25%**
2-bed	94	86	180	32%	**30%-40%**
3-bed	64	155	219	38%	**25%-35%**
4-bed	32	28	60	11%	**10%-20%**
TOTAL	**246**	**323**	**569**	**100%**	-

Table 3. Proposed Dwelling Mix – Phases 1 & 2

1.10 Over the phases, the only dwelling type that is outside the dwelling mix range is 3-beds, at 38% relative to a maximum of 35%. These are higher the target set out while the other units sizes are lower than the target mix.

1.11 It is considered that the proposed mix is therefore generally in line with intention of the Development Plan, as articulated in Objective 11.2 and Table 11.9 of the Plan. However, for the sake of completeness and specifically in response to the provisions of the Objective 11.2, a justification for the proposed housing mix is presented herein.

1.12 This Statement of Housing Mix should be read in conjunction with the accompanying Planning Statement, Response to LRD Opinion Statement and Statement of Consistency, which provide the overall planning rationale for the proposed development.

2.0 POLICY CONTEXT

2.1 The proposed housing mix is presented in the following context:

- The 2025 NPF First Revision population growth target of at least 50% for Cork City and its suburbs by 2040, providing for an additional 96,000 people.
- National Policy Objective (NPO) 8 which envisages a target of half (50%) of future population growth and new homes in Cork to be focused on Cork City and its suburbs.
- The NPF's focus on compact growth as the preferred spatial development approach.
- National Policy Objective 7, which seeks to deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
- National Policy Objective 10, which seeks to deliver Transport Orientated Development, at scale in suitable locations, served by high capacity public transport and located within or adjacent to the built up footprints of the existing five cities or metropolitan towns to ensure compact and sequential growth.
- Above all, the Revised NPF predicates based on the Census 2022 population increase to 5.7m people, and reinforcing the requirement for compact urban growth, the Revised NPF anticipates a further increase of between 6.1m and 6.3m by 2040, requiring, as set out in National Policy Objective 42, approximately 50,000 new homes per annum for the next 15 years. National Policy Objectives 4 and 8 of the Revised NPF supports ambitious growth targets to enable the four cities of Cork, Limerick, Galway and Waterford to each grow by at least 50% over 2016 levels to 2040 within their existing built-up footprints to become cities of scale, capitalising on the potential of underutilised sites such as the proposed development site, to support an increase in population and a more compact urban form, facilitated through well-designed higher density development.
- The Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025, SPPR1 which states that there will be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments.

2.2 Table 11.9 of Chapter 11 of the Cork City Development Plan 2022 (the Plan) identifies the dwelling size mix for the Urban Towns, as set out in Table 4 below:

	Min	Max	Target
Studios / PBSA (at LRT Stops/Urban Centre Only)	0%	5%	0%
1 bedroom	15%	25%	21%
2 bedroom	30%	40%	34%
3 bedroom	25%	35%	30%
4 bedroom	10%	20%	15%

Table 4. Table 11.9 of the Plan: Urban Towns Dwelling Size Mix for Housing Developments

2.3 The Dwelling Size Mix set out in Table 11.9 of the Plan is predicated on the following:

- Section 11.76 of the Plan states that all developments will need to comply with dwelling size mix set out in Tables 11.3 -11.9.

- Section 11.77 of the Plan states that the Housing Need and Demand Assessment (HNDA) has provided the basis for the dwelling size mix across Cork City and the identification of targets for the whole development plan period. Cork City Council has applied the household size distribution from the HNDA population modelling for the City to dwelling sizes to provide guidelines to be applied in the planning system to ensure that the forecast households will be able to find suitable accommodation in Cork City.

- Section 11.78 of the Plan states that the HNDA forecasts a requirement for a mixed dwelling type product to meet the needs of the market, as 73% of new homes will need to be tailored around providing for households of between 1 and 3 people. When combined with location and density targets this will mean that new development will need to combine dwelling types across Cork City and its urban towns and hinterland villages.

- Section 11.80 states that evidence to justify provision at a lower rate than the target specified on the basis of demand / need will need to be provided, including market evidence and the housing authority that they (or an approved AHB) have declined the option to acquire the units. Applicants will need to fund an independent peer review of market data to ensure validation of the evidence presented. In the event that the Planning Authority accepts this evidence then development proposals must include an alternative dwelling size mix that assists in achieving a balanced community.

2.4 Objective 11.2 of the Plan sets out the policy with respect to dwelling size mix, as follows:

> ***Dwelling Size Mix***
> *All planning applications for residential developments or mixed-use developments comprising more than 50 dwellings will be required to comply with the target dwelling size mix specified in Tables 11.3-11.9, apart from in exceptional circumstances.*
>
> *Applications for 10-50 dwellings will need to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective sub-area.*
>
> *Purpose-Built Student Accommodation schemes will be exempt from dwelling size mix targets. Where there is a target for student accommodation, and it can be demonstrated that this demand has been provided for within the area, then this demand can be reassigned to other dwelling sizes according to the relative target proportions.*
>
> *Where a clear justification can be provided on the basis of market evidence that demand / need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified.*

2.5 In accordance with national guidance, the Housing Mix targets identified in the Development Plan are to be based on the Cork Joint Housing Strategy and Housing Need Demand Assessment (HNDA) 2022-2028. Yet, the published Housing Strategy does not specify or justify a proposed housing mix for the City on the basis that, as stated in section 1.3:

> *While information has been presented on dwelling type mix (apartments/flats) and households' composition (number of persons per households), a dwelling size mix has not been presented due to a lack of suitable data (as the Census does not record sufficient data on dwelling sizes or bedrooms to provide an accurate forecast).*

2.6 In discussing Urban Towns section 5.4.5 of the Strategy advises

> *The four Urban Towns of Tower, Glanmire, Ballincollig and Blarney form distinct communities, separated by open country from the Cork City and Suburbs built-up area but within Cork City Council's expanded boundary. Together, they had a population of 33,886 in 2016. The Urban Towns overall have a high proportion of children and young people, with 29.9% of the population aged under 18 in 2016 (compared to 21.1% for the City overall). Only 9.4% of residents were aged 65 or over, while the proportions of households classed by family cycle as 'pre-school', 'early school', 'pre-adolescent' and 'adolescent' were all higher than the City average indicating a high proportion of families. 91% of dwellings comprised houses or apartments while 72% of households were owner-occupied. The Urban Towns overall are targeted for growth in the Cork City Development Plan 2022-2028, with a population target of 50,709 in 2016 (an increase of 16,823 or 50%). The majority of new homes in the Urban Towns are likely to be houses.*

2.7 Specifically in relation to Blarney, section 5.4.5.2 states:

> *Blarney is the smallest of the Urban Towns with a population of 2,550 in 2016. Blarney has a high proportion of children and families as with the Urban Towns as a whole, and a high average household size of approximately 2.78. The Cork City Development Plan 2022-2028 sets a population target of 4,146 by 2028 for the town, an increase of 1,596 or 63%, and a housing target of 641 units. Blarney is well-located on the national road network on the N20 and a new railway station is proposed for Blarney to serve an expanded suburban rail network into Cork City.*
>
> *As with other urban towns, the greenfield nature of some sites and existing demographics may entail a greater proportion of larger unit sizes and houses, although denser development of apartments may be appropriate closer to public transport networks. Part V delivery will be are likely to be houses. Cork City Council consider that approximately 20% of the new homes delivered in the City Docks will be apartments (approximately 225 per annum over the period 2022-2028).*

3.0 ASSESSMENT

3.1 The overall house mix when Phases 1 & 2 of development proposed at Ringwood are combined is as follows:

Dwelling Size	Phase 1	Phase 2	No. Overall Phase 1 & 2	% Overall Phase 1 & 2	Development Plan Range
Studio	6	0	6	1%	**0% - 5%**
1-bed	50	54	104	18%	**15%-25%**
2-bed	94	86	180	32%	**30%-40%**
3-bed	64	155	219	38%	**25%-35%**
4-bed	32	28	60	11%	**10%-20%**
TOTAL	**246**	**323**	**569**	**100%**	-

Table 5. Proposed Dwelling Mix – Phases 1 & 2

3.2 It is worthwhile to consider the overall Phase 1 & 2 mix. This approach was adopted by the Planning Authority under Application Register Reference 23/42154 and LRD proposal at Ballinglanna in Glanmire. The Planning Authority concluded the following in relation to that proposals housing mix.

> *The proposed development, while proposing a mix of 1, 2 and 3 bedroom units does not accord with the requirements for 4 bedroom units and has an excess of 1 & 2 bedroom units. It should, however, be noted that the proposed development forms part of a larger scheme. The majority of the 112 no. apartment s proposed as part of this larger permitted scheme were located in the area that is the subject of this amendment ap plication.*
>
> *Across the larger Ballinglanna SHD, according to An Bord Pleanála's Inspector's Report for ABP Ref. No. 300543, of the 496 no. dwelling proposed 26% were 4 bedroom and 41% were three bedroom. On balance it is considered that across the larger site the mix of units proposed accords with the proper planning of the area.*

3.3 We submit that an similar approach to the consideration of housing mix should be adopted here.

3.4 Nonetheless, hereunder , we present a justification for the housing mix proposed under the Phase 2 application. The mix is as follows:

Units	Numbers	%	Development Plan Target Range	Development Plan Target
1-bed	54	17%	15 – 25 %	21%
2-bed	86	27%	30 – 40%	34%
3-bed	155	47%	25 – 35%	30%
4-bed	28	9%	10 – 20%	15%

Table 6. Proposed Mix and Development Plan range

3.5 Table 6 above illustrates the following:

- The proposed 1-bed units, at 17%, is slightly lower than the target specified in Table 11.9 of the Plan but is within the specified range.
- The proposed 2-bed units, at 27%, is also slightly lower than the range specified in Table 11.9.
- The proposed 3-bed units, at 47%, lie outside of the range specified in Table 11.9.
- The proposed 4-bed units, at 9%, are slightly lower than the range specified in Table 11.9.

3.6 It is of note that there is established precedent where both Cork City Council and An Coimisiun Pleanala have granted permission where proposed unit mixes varied from the targets set out in the Development Plan.

3.7 Under Application Ref. 24/43414 (ACP Reference: ABP – 322434-25) the Planning Authority concluded the following in relation to that proposals housing mix:

> *'The proposed development of 550 dwellings has a large mix of both houses and apartments, which is considered appropriate to ensure the density is within the targets as set out by National and Local policies. […] The subject site is within the City Suburbs and is on the edge of an existing built-up area. It is noted that the number of I-bedroom units is below the target range set out in the Development Plan while the number of 3-bedroom units are well above the targets set out in the Development Plan. The number of 2-bedroom and 4-bedroom units proposed are considered to be within the target range as set out in the development Plan it is noted. […] Considering the location of the site in this greenfield suburban location, and noting the existing receiving environment and typologies, it is considered acceptable in this instance to permit the bedroom dwellings within this proposed development. The overall unit mix will provide a good variation in housing types available within the development to suit all requirements and should assist in creating a sense of community within the development through different family sizes'.*

3.8 In the assessment of the Appeal of the application the Inspector on behalf of the Commission noted the following *'I am satisfied that the applicant has sufficiently justified the proposed mix, and the Planning Authority are also of this view. […] I would note also that the relevant objective of the Plan (Objective 11.2) allows for a diversion from the target dwelling mix, with sufficient justification based on market evidence, which has been provided in this instance, and, as such, I am not of the view that the mix as proposed would represent a material contravention of this objective'.*

3.9 We submit that an similar approach to the consideration of housing mix can and should be adopted here owing to the justification of the housing mix proposed set out herein.

3.10 In this context, the justification for the proposed mix is set out as follows:

- the uplift in projected population and revised number of homes per annum in the Revised NPF
- the site's location within the urban town of Blarney
- the specific characteristics of the town's existing housing mix
- the site's greenfield nature and New Residential Neighbourhoods Zoning (ZO-02)
- the existing residential character of the immediate area.

3.11 The overall objective of the housing mix targets identified is to ensure that housing developments meet the predicted housing needs based on population projections but also to ensure that communities both existing and planned provide for a mix of unit sizes to accommodate housing needs of all sizes.

3.12 In this respect, when considering the proposed housing mix, regard should be given to the existing population and housing mix in the immediate environs. Blarney is defined as a Town within the 2022 Census, with a population of 2,779no. people. The breakdown is illustrated in Table 7 below.

Age	Males	Females	Total
Age 0-4	92	84	176
Age 5-9	100	99	199
Age 10-14	99	94	193
Age 15-19	83	58	141
Age 20-24	85	73	158
Age 25-29	75	63	138
Age 30-34	92	85	177
Age 35-39	105	123	228
Age 40-44	100	119	219
Age 45-49	116	97	213
Age 50-54	85	90	175
Age 55-59	74	77	151
Age 60-64	63	63	126
Age 65-69	59	71	130
Age 70-74	64	70	134
Age 75-79	55	58	113
Age 80-84	31	36	67
Age 85 and over	15	26	41
Total	**1393**	**1386**	**2779**

Table 7. Population of Blarney Town (Census 2022)

3.13 The Census identifies that there is a total of 1,003no. private households in Blarney, the breakdown in household sizes is illustrated below in Table 8. It indicates an average household size of 2.77, higher than the Cork city and suburbs average of 2.6. The indicates a higher proportion of households with younger children in the town.

Household Size	Total No.	% Total	% Total Cork City
1 Person	214	21.3%	24.4%
2 Persons	304	30.3%	30.6%
3 Persons	194	19.3%	18.6%
4 Persons	168	16.8%	15.7%
5 Persons	91	9.1%	7.4%
6 Person	24	2.4%	2.3%
7 Person	4	0.4%	0.6%
8 + Persons	4	0.4%	0.3%
TOTAL	1003	100%	100%

Table 8. Blarney Household/Persons (Census 2022)

3.14 The Census also identifies that within Blarney families with 1no. child are the largest proportion of family size within the town, making up 26.75% of families, closely followed by families with 2 children at 26.2%. This illustrates a strong need for larger dwelling units.

3.15 The Family Life Cycle for the town also confirms this, where it has a larger proportion of young families relative to the City and its suburbs.

Family Cycle	Blarney %	Cork City
Younger couple	**6.54**	**8.48**
Older couple	**4.72**	**5.51**
Retired	**10.03**	**8.00**
Pre-school	**10.34**	**8.47**
Early school	**14.05**	**11.29**
Pre-adolescent	**14.23**	**13.17**
Adolescent	**11.08**	**13.73**
Adult	**29.01**	**31.35**
All family units	**100**	**100**

Table 9. Blarney / Cork City Suburbs Family Life Cycle (Census 2022)

3.16 Given this, an analysis of the Census identifies an existing deficiency in the numbers of larger dwellings within the town. As detailed in Table 9 below, the existing housing stock within Blarney does reflect the larger family sizes within the town.

No. of Bedrooms	Total No.	% Total
1-Bed	38	4%
2-Bed	151	15%
3-Bed	362	36%
4-Bed	306	31%
5-Bed +	63	6%
Not Stated	83	8%
TOTAL	**1003**	**100.0%**

Table 9. Existing Dwellings Sizes by Nos. of Bedrooms within Blarney (Census 2022)

3.17 The 2022 Census is clear in identifying that the housing mix target for the Town is not fully aligned with the demographic profile within the Town.

3.18 In regard to the above, the following is noted from the Joint Housing Strategy and Housing Need and Demand Assessment:

- The City's Urban Towns overall have a high proportion of children and younger people, with 29.9% of the population aged under 18;

- Only 9.4% of residents were aged 65 or over, while the proportions of households classed by family cycle as 'pre-school', 'early school', 'pre-adolescent' and 'adolescent' were all higher than the City average indicating a high proportion of families;
- Blarney has a high proportion of children and families as with the Urban Towns as a whole, and a high average household size of approximately 2.77;
- As with other urban towns, the greenfield nature of some sites and existing demographics may entail a greater proportion of larger unit sizes and houses.

3.19 The Housing Strategy and Housing Need and Demand Assessment prepared with regard to the 2016 Census sets out that Blarney as an urban town has a high proportion of children and young people when compared to Cork City and its suburbs. The HNDA acknowledges that there may be a greater need for '*a greater proportion of larger unit sizes and houses* in Blarney'. The 2022 Census reaffirms this.

3.20 The housing mix proposed will therefore add a significant number of much needed larger family orientated unit types in the town, which will contribute to the creation of a sustainable and inclusive community into the future.

3.21 In order to further clarify and justify the proposed mix further, the applicant has also engaged the services of Savills to prepare an Advisory Report, which is attached at Appendix 1 to this report. This advises as follows:

> *'On average, responses to a new homes launch will see approximately 60% of applicants list the 3-bed properties as their first preference with 4-bed properties forming second preference (subject to affordability and availability of government grants) at approximately 25% of interested applicants, while the remaining approximately 15% have specific requirement for 2-bed properties. […] Current market demand is strongest from first time buyer new/growing families with limited demand for 2-bed units and even less for 1-bed units. In a Savills New Home Buyer Survey conducted in November 2025 11% of buyers expressed interest in 2-bed units while only 2.5% were interested in 1-bed units'.*

4.0 CONCLUSION

4.1 Objective 11.2 of the Cork City Development Plan, 2022 confirms that the Planning Authority will adopt a flexible approach to the housing mix targets identified in CDP, stating that where '*justification can be provided on the basis of market evidence that demand/need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified*'.

4.2 In the context of:

- a population uplift and a consequential increase in the requirement for new homes in the Cork Metropolitan Region;
- the well-documented demand versus supply conundrum;
- the location of the site within the urban town of Blarney, which demonstrates a different demographic profile and household size mix to the city;
- the existing extent of larger dwelling units in the town, which reflects its demographic profile,
- the market evidence provided in relation to the local housing market;
- the marketability of different types of housing units having regard to the local housing market, to which the proposed mix directly responds; and
- the Cork City HNDA acknowledgement that there may be a greater need for a greater proportion of larger unit sizes and houses in Blarney.

It is the conclusion of this report that the housing mix proposed for the Ringwood LRD is generally aligned with the requirements of Table 11.9 of the Plan as it applies to Cork City Suburbs and will positively contribute to future communities of the urban town of Blarney.

APPENDIX 1: HOUSING MARKET REPORT

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Mr Finbar Barry
Cairn
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3 December 2025

New Homes Market – Blarney, Cork

Dear Sir

As requested, please find below details of Savills recent experience in the New Homes Market, outlining current demand and buyer specific requirements for the Blarney area:

Savills New Homes are instructed in a wide range of developments across the Cork market and have been selling in various locations in the greater Cork area since 2016. To date this year, we have carried out just under 26 new homes launches in Cork. This enables us to capture real time purchaser demands and house type preferences forming a database of buyer requirements on behalf of our clients.

There have been no new homes sales in Blarney in 2025 but recent releases in areas similar to Blarney such as Ballincollig, Midleton and Mallow have shown a specific demand for 3-bed semi-detached or terraced homes, which is significantly stronger than other unit types. On average, responses to a new homes launch will see approximately 60% of applicants list the 3-bed properties as their first preference with 4-bed properties forming second preference (subject to affordability and availability of government grants) at approximately 25% of interested applicants, while the remaining approximately 15% have specific requirement for 2-bed properties.

Blarney is a suburban town set around a village green known worldwide for its castle and parklands. The town has a very strong local community and offers excellent accessibility to the city centre. The current plan for a Park and Ride railway station at Stoneview, will place Blarney on the Cork Railway Corridor and further enhance the attractiveness of Blarney as not only a preferred location for families originally from the greater north west Cork region and Blarney itself but also for new movers to the area. Robust growth is predicted for all areas on this rail corridor, which is currently evident in locations such as Glounthaune, Carrigtwohill and Midleton, already served by a regular rail service. We would expect a limited demand from downsizers already living in the immediate areas.

The picturesque town centre will offer the homebuyer an attractive small-town living experience on the edge of the city. Furthermore, the N20 national route is due for upgrade to motorway as part of the Cork to Limerick Road Improvement Scheme. The town itself is a vibrant hub with a local community supported by a strong visitor attraction to the castle and commercial centre at Blarney Woollen mills. There are two primary schools and a secondary school which will attract the family buyer sector together with a few local childcare facilities and local active sports and social clubs. The village square and parkland surrounding the castle is a local amenity with a children's woodland park. Local employment will be available in Blarney Business Park and the town centre.

Directors and Leadership Group: Mark Reynolds (Managing), Isobel O'Regan (Chairperson), Peter Callender (Company Secretary), Tom Barrett, Larry Brennan, Gavin Butler, James Butler, Paul Campbell, Gavin Clarke, Damian Conwell, Orla Coyle, Darragh Cronin, Andrew Cunningham, Roy Deller, Allen Devine, Shane Duffy, Niall Guerin, Ray Hanley, Samantha Kedward, Will Kehoe, Brian Kirwan, Jarlath Lynn, Catherine McAuliffe, Gerry McCarthy, David McClure, Kevin McMahon, Neal Morrison, Ruth Morrison, Ebba Mowat Sarah Murray, Clarie Neary, Roland O'Connell, Michael O'Donovan, Fergus O'Farrell, Peter O'Meara, Domhnaill O'Sullivan, David Potter, John Ring, Andrew Sherry, Andrew Smyth, Kevin Sweeney, John Swarbrigg, Ben Turtle, Paul Wilson

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Current market demand is strongest from first time buyer new/growing families with limited demand for 2-bed units and even less for 1-bed units. In a Savills New Home Buyer Survey conducted in November 2025 11% of buyers expressed interest in 2-bed units while only 2.5% were interested in 1-bed units.

In the broader market, in 2025 Savills Cork have added in the region of 1300 potential buyers to our database with no specific registration for 1-bed units.

Having reviewed the proposed mix as part of the Ringwood P2 LRD, I understand it is seeking to strike a balance between the City Council's density and mix guidelines and current demand reflecting the requirement for housing in Blarney to be predominantly 3 and 4 bed homes.

We trust the above information is in order, however, if you require anything further, please do not hesitate to contact me.

Yours sincerely



_____

Catherine McAuliffe
Director
Savills Commercial (Ireland) Ltd