FORM 19

Planning Development Management
Cork City Council
City Hall, Cork,
T12 T99
Email: LRD@corkcity.ie

Cork City Council

Planning Application Form

Large-scale Residential Development (LRD)

Confidential Contact Information

(To be completed for all applications)

- The applicant(s) address **must** be submitted on this page.
- This section will not be published on the internet as part of the planning file.
- **Only one copy of this section needs to be submitted**

1. Applicant Details

Applicant 1		Applicant 2	
Address (Required)	Glandore, 3rd Floor, City Quarter, Lapp's Quay Cork.	**Address (Required)**	
Eircode	T12 Y3ET	**Eircode**	
Contact No.	Refer to agent	**Contact No.**	
Mobile No.	N/A	**Mobile No.**	
Email Address	Refer to agent	**Email Address**	

2. Person/Agent acting on behalf of the Applicant (if any):

Name:	Conor Frehill
Address:	HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Cork
Eircode	P31 KP84
Contact No.	021-4873250
Mobile No.	N/A
Email Address	info@hwplanning.ie

Should all correspondence be sent to the above address? Tick √appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)

YES	√	**NO**	

3. Person responsible for preparation of Drawings and Plans:

Name:	Glen Barry
Address:	ShipseyBarry Architecture, 28 Richmond Hill, Cork
Eircode	T23 F8DH
Contact No.	(0)21 2398827
Mobile No.	N/A
Email Address	info@shipseybarry.com

4. Contact details of Company: Where Applicant is a Company registered under the CompaniesActs (1963 to 2017)

Applicant Address:	See below
Registered Address of Company:	Glandore, 3rd Floor, City Quarter, Lapp's Quay Cork.
Eircode	T12 Y3ET
Contact No.	Refer to agent
Mobile No.	N/A
Email Address	Refer to agent

5. Owner (required where applicant is not the owner):

Name:	N/A
Address:	Applicant is landowner - letters of consent provided from Cork City Council and Cork County Council
Eircode	N/A
Contact No.	N/A
Email Address	N/A

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application. These details will not be made available to any third party with the exception of An Bord Pleanála for the purpose of administering the appeal.

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Planning Application Form

Large-scale Residential Development (LRD)

Please note the following information before completing this application.

- This Planning Application form is for a Large-scale Residential Development (LRD) only. It is a combination of the standard planning application for a section 34 planning application and supplementary questions and information required for an LRD.
- Please read the information provided on LRDs on Cork City Council's website Large-scale Residential Developments (LRD) - Cork City Council
- Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.
- Please ensure that all necessary documentation is attached to your application form.
- Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

1. Applicant(s) name(s)

Estuary View Enterprises 2020 Limited

2. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017) please supply the following:

Name(s) of Company director(s)	Greg McGinn
Company Registration No.	673252

3. Name of Person/Agent acting on behalf of the Applicant:

Conor Frehill (HW Planning)

4. Person responsible for preparation of Drawings and Plans:

Name	Glen Barry
Firm/Company	ShipseyBarry Architecture

5. Address, Location, or Townland of the proposed Large-scale Residential Development:
(as may best identify the land in question)

Bessborough, Ballinure, Blackrock, Cork.	
Ordnance Survey Map Ref No (and the Grid Reference where available	1:1000 series: 6428-05, 6383-25, 6429-01

6. Description of the proposed Large-scale Residential Development:

Brief description of nature and extent of development, including uses	Estuary View Enterprises 2020 Limited, intend to apply for planning permission for a Large-Scale Residential Development (LRD) at a site located at Bessborough, Ballinure, Blackrock, Cork. The development will consist of: The demolition of 10 no. existing agricultural buildings /sheds and log cabin residential structure and the construction of a residential development of 140 no. residential apartment units over 2 no. retained and repurposed farmyard buildings (A & B) with single storey extension and 3 no. new blocks of 3-5 storeys in height, with supporting resident amenity facilities, crèche, and all ancillary site development works. The proposed development includes 140 no. apartments to be provided as follows: Block C (9 no. 1-bedroom & 25 no. 2-bedroom over 3 storeys), Block D (34 no. 1-bedroom & 24 no. 2-bedroom over 3-4 storeys), Block E (27 no. 1-bedroom, 20 no. 2-bedroom & 1 no. 3-bedroom over 4-5 storeys). It is proposed to use retained Block A and Block B for resident amenities which include home workspace, library, lounge and function space. The proposal includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas, as well as new pedestrian access to Bessborough Estate to the north including upgrades to an existing pedestrian crossing on Bessboro Road. The proposed development provides for outdoor amenity areas including publicly accessible parkland, landscaping, surface car parking, bicycle parking, bin stores, substation, public lighting, roof mounted solar panels, wastewater infrastructure including new inlet sewer to the Bessborough Wastewater Pumping Station to the west, surface water attenuation, water utility services and all ancillary site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessboro Road. Part of the proposed development is situated within the curtilage of Bessborough House which is a Protected Structure (Reference: RPS 490). An Environmental Impact Assessment Report and a Natura Impact Statement has been prepared in respect of the proposed development.

7. Legal Interest of Applicant in the Land or Structure:

Please indicate applicant's legal interest in the land or structure	A. Owner ✓ B. Occupier C. Other ✓
Where legal interest is 'Other', please expand further on your interest in the land or structure	Estuary View Enterprises 2020 Limited own the majority of the subject development lands. Cork City Council are in ownership of lands to the north and west necessary to accommodate access and servicing upgrades. Lands to the east of the site necessary for the provision of the pedestrian/cycle bridge over the Passage West Greenway are in the ownership of Cork County Council and the Control of Cork City Council.
If you are not the legal owner, please state the name of the owner and supply a letter from the owner consenting to the making of this application.	Cork City Council, City Hall, Anglesea Street, Cork Cork County Council, County Hall, Carrigrohane Road, Cork.

8. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	LRD 86/24
Meeting date(s):	05/07/24
(B) LRD Opinion Meeting with Planning Authority: State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number: Meeting date(s):	LRD 25-10 29/10/25
Date that the LRD Opinion was issued:	26/11/25

9. Website Address

Website address where the LRD application is available for inspection:	www.thefarmlrd.ie

10. Site Area:

Area of site to which the application relates in hectares	5.08ha redline boundary. 1.46ha developable area.

11. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	ZO 01 – Sustainable Residential Neighbourhoods ZO 17 Landscape Preservation Zone
Existing use(s) of the site and proposed use(s) of the site:	Existing – Urban greenfield land & disused agricultural /residential structures Proposed - Residential development with creche and public park

12. Site History

Details regarding the site history (if known)		
Has the site in question ever, to your knowledge, been flooded?	Yes ☐	No ☒
If yes, please give details e.g. year, extent. N/A		
Are you aware of previous uses of the site e.g. dumping or quarrying?	Yes ☒	No ☐
If yes, please give details. Lands within the wider Bessbrough Estate are frequently subject to illegal dumping		
Are you aware of any valid planning applications previously made in respect of this land/structure?	Yes ☒	No ☐
If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known: Reference No.:_ ABP-313206-22 _____ Date:_ 04/04/2022 CCC 03/27028 ABP - PL 28. 203096. 04/04/2003 CCC 05/30165 12/10/2005 If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.		
Is the application for the same development or for development of the same description as an application for permission for development which is the subject of an appeal to An Bord Pleanála?	Yes ☐	No ☒
An Bord Pleanála Reference No.: ___N/A_____		

13. Where the application includes an existing building or buildings:

Gross floor space of any existing building(s) in m²	1,582m^2

Gross floor space of proposed works in m²	14,676.4 m^2
Gross floor space of work to be retained in m² (if appropriate)	499m^2
Gross floor space of any demolition in m² (if appropriate)	1,083m^2

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)	Urban greenfield land & disused agricultural /residential structures
Proposed use (or use it is proposed to retain)	Residential development with creche and public park
Nature and extent of any such proposed use (or use it is proposed to retain)	Refer to Planning Statement

15. Social and Affordable Housing

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?	Yes ☒	No ☐

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,

(i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and

(ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.

If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 20008, please submit a copy of the Certificate of Exemption under section 97 (or, where an application has been made but has not yet been decided, please submit a copy of the application).

If the answer to the above question is "no" by virtue of
section 96(14) of the Planning and Development Act
20009, please submit details indicating the basis on which section 96(14) is considered to apply to the development.

Date the lands subject of the application were purchased by the applicant?	30/06/2020

16. Development Details

Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	Yes ☐	No ☒
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	Yes ☐	No ☒
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994	Yes ☐	No ☒
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?	Yes ☐	No ☒
Does the proposed development require the preparation of an Environmental Impact Statement? ****** A sub-threshold EIAR has been prepared in relation to the overall masterplan lands.	Yes ☐	No ** ☒
Does the application relate 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)?	Yes ☐	No ☒
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?	Yes ☐	No ☒
Do the Major Accident Regulations apply to the proposed development?	Yes ☐	No ☒
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Industrial Emissions Directive Licence issued by the Environmental Protection Agency (EPA)?	Yes ☐	No ☒
Does the application relate to a development in a Strategic Development Zone?	Yes ☐	No ☒
Does the proposed development involve the demolition of any habitable house? ****** It includes a disused log cabin residential structure	Yes ☐	No ** ☒

17. Details of Proposed Units

Apartments		
Unit Types	**No. of Units**	**Gross floor space in m²**
Studio	N/A	-
1-bed	70	3241.1
2-bed	12	810.4
3-bed	57	4462.5
4-bed	1	106.3
Total	140	8620.2

Student Accommodation			
Unit Types	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m²**
Studio	N/A		
1-bed	N/A		
2-bed	N/A		
3-bed	N/A		
4-bed	N/A		
4+ bed	N/A		
Total	N/A		

Houses			
Unit Types	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m²**
Terrace	N/A		
Semi-detached	N/A		
Detached	N/A		
Duplex	N/A		
Total	N/A		

Total number of residential units in proposed development	140

Number of car-parking spaces to be provided		
Existing	**Proposed**	**Total**
0	58 (inc. 4 no. creche drop-off spaces)	58

Number of bicycle-parking spaces to be provided		
Existing	**Proposed**	**Total**
0	330	330

LRD Floor Space	**Gross Floor Space in m²**
(a) State the cumulative gross floor space of residential accommodation, in m²:	13,018.8 m^2 (12,519 residential accommodation, 499.8 m2 circulation / access space for residential units)
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	1,657.6m^2
(i) Covered Bike Parking (220.m2), bin storage (121.2m2), plant (112.1m2), substations (24.6) = total 458.3	458.3m^2
(ii) Childcare	240.8m^2
(iii) communal facilities (including gym, work space, library, sun lounge, lounge, lobby, concierge area, function room, roof terraces)	958.5m^2
(c) State the cumulative gross floor space of the non-residential development proposed in m² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	1,657.6m^2
Class of Development	**Gross Floor Space in m²**
(i)	N/A
(ii)	N/A
(iii)	N/A
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	14,676.4 m^2
	Percentage
(e) Express (a) as a percentage of (d):	89%
(f) Express (c) as a percentage of (d):	11%
(e) plus (f)	**100%**

Additional / Supporting documents	**Enclosed**		
Website address and notification of the fact that the application is an LRD included in the site notice and newspaper notice	Yes ☒	No ☐	
Site location map sufficient to identify the land, at appropriate scale.	Yes ☒	No ☐	
Layout plan of the proposed development, at appropriate scale.	Yes ☒	No ☐	
Statement of consistency with the Development Plan	Yes ☒	No ☐	

Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response included to the issues set out in the LRD Opinion.	Yes ☒	No ☐	N/A ☐
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes ☒	No ☐	N/A ☐
Design	**Enclosed**		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes ☒	No ☐	N/A ☐
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes ☒	No ☐	
Water Services:	**Enclosed**		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes ☒	No ☐	
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes ☒	No ☐	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes ☒	No ☐	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes ☒	No ☐	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes ☐	No ☒	
Traffic and Transport:	**Enclosed**		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes ☒	No ☐	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements? ** Mobility Management Plan Included	Yes ☐	No ☐	** N/A ☒
Taking in Charge:	**Enclosed**		

Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes ☒	No ☐	
Maps, Plans and Drawings:	**Enclosed**		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes ☒	No ☐	

18. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes ☒	No ☐
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes ☒	No ☐
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes ☒	No ☐
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes ☒	No ☐
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes ☐	No ☒
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.	Yes ☐	No ☒
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application. **Please refer to the enclosed Response to the Council's Opinion.**	Yes ☒	No ☐

19. Services

Proposed Surface Water Disposal
Public Sewer/Drain [X] Soakpit [ ] Watercourse [ ] Other [X] Please specify **Please refer to the Services Infrastructure Report prepared by Egis Consulting Engineers** (Appendix 2.5 of EIAR)

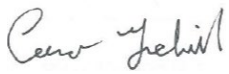
20. Details of Public Notice

Approved newspaper in which notice was published	The Echo
Date of publication	19th of December 2025
Date on which site notice was erected	19th of December 2025

21. Application Fee

Fee payable	€39,933.76
Basis of Calculation (see appendix 1) Basis of Calculation 140 housing units x €130 = €18,200 240.8m^2 creche x €7.20 = €1,733.76 Submission of NIS €10,000 Submission of EIAR €10,000 €39,933.76	

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	19/12/25

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at https://www.corkcity.ie/en/council-services/public-info/gdpr/.

We request that you read these as they contain important information about how we process personal data.

Cork City Council Official Use Only:	
Planning Reference:	
Cork City Council Stamp:	

Appendix 1 Large-Scale Development Application Fees

Planning And Development (Large-Scale Residential Development Fees) Regulations 2021

Class of Development	Amount of Fee	Amount of Fee for Retention Permission
14. The provision of a large-scale residential development:		
(b) Basic fee structure: Each Housing Unit **Note:** In respect of an application comprising student accommodation, or shared accommodation the above structure range and fee per unit should be applied on the pro rata basis of the fee for 1 housing unit = the fee for 2 bed spaces of student accommodation or shared accommodation.	€130 per housing unit	€390 per housing unit
(c) Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development.	€7.20 per square metre to a maximum of €32,400	€15 per square metre to a maximum of €65,000
(d) Submission of an EIS/NIS Fee Structure:		
Submission of EIS	€10,000	€10,000
Submission of NIS	€10,000	€10,000

The maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large-scale residential development shall be €80,000

Full details of fees and exemptions see Planning & Development Regulations,2001, as amended

Cheques etc. should be made payable to Cork City Council

Gross floor space is to be taken as the total floor space on each floor measured in the inside of the external walls