

LRD
Development Management
Planning Department
Cork City Council
City Hall
Cork

22nd April, 2026

RE: APPLICATION FOR PERMISSION FOR LARGE-SCALE RESIDENTIAL DEVELOPMENT COMPRISING THE DEMOLITION OF 4NO. EXISTING BUILDINGS AND THE CONSTRUCTION OF 104NO. DWELLINGS AND A GROUND FLOOR CRECHE AND ALL ASSOCIATED SITE DEVELOPMENT WORKS AT POPE'S HILL, POPE'S ROAD, CORK.

Dear Sir/Madam,

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

The subject site is located within the central suburbs of the City and is zoned for residential development in the *Cork City Development Plan 2022*.

The proposed development has been subject to an LRD Section 247 pre-application consultation with various members of Cork City Council on the 10th January 2025 (LRD 172-24).

Following this, an LRD Section 32C meeting was held with Cork City Council on the 1st October 2025 (LRD 25-08) over Microsoft Teams.

The formal LRD Opinion was issued by Cork City Council on the 23rd October 2025. Having regard to section 251 of the Act, the period between the 24th December and 1st January, both days inclusive, shall be disregarded. The provisions of section 251 apply in this instance, and, therefore, the LRD application is to be submitted by 1st May, 2026.

This subject development involves the demolition of a terrace of 4no. existing dwellings, 3no. of which are derelict, and ancillary sheds and their replacement with 1no. single-storey 3-bed detached bungalow accessed via a modified private driveway and the construction of 103no. dwellings of between 2-4 storeys in height, to include 50no. townhouses and 53no. duplex apartments.

The proposed development will also include a ground floor creche with rear garden and front set down area along with 104no. car parking spaces and 128no. cycle spaces.

The proposal also includes all necessary internal roads and pathways, including internal traffic calming measures and pedestrian crossings, the provision of private, communal and public open space, including all balconies and terraces, hard and soft landscaping and boundary treatments, retaining walls, bin stores, revisions to the existing access, 2no. pedestrian connections with Glentrasna Park to the north, and all associated site development, landscaping and boundary treatment, and drainage works, including SuDS.

In line with the LRD application requirements and in addition to this cover letter, please find enclosed: site notice erected on 21st April 2026, newspaper notice published in The Echo on 21st April, 2026 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
- Part V Proposal

Prepared by Reddy Architecture and Urbanism

- Site Location Maps
- Site Layout Plans
- Plan, Elevation, Section and Contextual Elevation Drawings
- Architectural Design Statement
- Schedule of Accommodation
- Housing Quality Assessment

Prepared by Punch Consulting Engineers

- Planning Engineering Report (incorporating Uisce Eireann Confirmation of Feasibility)
- Site Services Plan, Elevation and Section Drawings
- Traffic Management, Sightline and Swept Path Analysis Drawings
- Outline Operational Waste Management Plan
- Outline Construction and Environmental Management Plan
- Traffic and Transport Assessment
- DMURS Statement of Compliance
- Mobility Management Plan
- Scheme Sustainability Statement
- Outline Construction Traffic Management Plan
- Flood Risk Assessment
- Drainage Impact Assessment

Prepared by EDC Consulting Engineers

- Public Lighting Report and Public Lighting Drawings

Prepared by Cunnane Stratton Reynolds

- Landscape Design Rationale Report
- Landscape Visual Impact Assessment (LVIA)
- Landscape Masterplan and Drawings
- Tree Survey

Prepared by Holly Arboriculture

- Arboricultural Impact Assessment and Tree Protection Plan

Prepared by John Cronin and Associates

- Archaeological Impact Assessment

Prepared by Doherty Environmental

- EIA and AA Screening Reports
- Ecological Impact Assessment

Prepared by Jesper Pederson, Pederson Focus

- Verified View Photomontages

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. 0N2F1QM6BAXVFTNX. A letter of Consent from Cork City Council, in respect of the connections to Pope's Road and Glentrasna Park, and Con Cremin, as the landowner, are also enclosed.

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



Alan O'Callaghan
Executive Planner
Coakley O'Neill Town Planning Ltd.