

CORK CITY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential Development (LRD) Application to Cork City Council

We, **Pontorac Limited**, intend to apply for **Permission** for a **Large-Scale Residential Development (LRD)** at this site at **Popes Hill, Popes Road, Blackpool, Cork City**.

The proposed development will consist of a Large-Scale Residential Development (LRD) comprising of the following: (1) 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 (116sqm.) accessed via a modified private driveway; (2) the construction of 103no. dwellings (10980.6sqm.) (18no. 1-beds, 9no. 2-beds, 68no. 3-beds, and 8no. 4-beds) of between 2-4 storeys in height, to include 50no. townhouses (3no. 2-bed units; 39no. 3-bed units and 8no. 4-bed units); and 53no. duplex apartments (18no. 1-bed apartments, 6no. 2-bed apartments, and 29no. 3-bed apartments); (3) The proposed development will also include a ground floor crèche (217.4sqm.) with rear garden and front set down area. (4) The proposed development will also include 104no. car parking spaces, 128no. cycle spaces, 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.

The application may be inspected online at the following website: www.PopesHillLRD.ie

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, City Hall, Cork, during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: 

(Alan O'Callaghan, Agents for Applicants, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork)

Date of erection of Site Notice: 21st April, 2026