

## AN BORD PLEANALA

APPEAL NOTIFIED FROM 25/08/2025 TO 29/08/2025

## FUNCTIONAL AREA: Cork City

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE
25/43946	BML Duffy Property Group Limited c/o Rory Hanrahan Coakley O'Neill Town Planning Ltd NSC Campus Mahon Cork	Permission		28/08/2025	Permission for development which will consist of a Large-Scale Residential Development (LRD) on the brownfield site of the former Vita Cortex Plant, Kinsale Road and Pearse Road Cork. The proposed development will consist of a Large-Scale Residential Development (LRD) of 170no. residential units (158no. apartments and 12no. townhouse apartments, to include 51no. 1-bed units, 84no. 2-bed units, 35no. 3-bed units) arranged in 4no. blocks varying in height from four to part eight/part nine storeys over ground. The proposed development also includes: a creche, café and management office on the ground floor level of Block 3 and 4no. retail units on the ground floor level of Block 4; 514no. bicycle spaces, including 162no. visitor spaces, located either in 4no. bike sheds at undercroft level and ground level, or on the public plaza at ground level; 9no. motorcycle spaces, and 82no. shared car parking spaces (including 13no. EV spaces and 6no. accessible spaces, 3no. of which are EV spaces) at undercroft level and ground level; the provision of private, communal and public open space, including all balconies and terraces; rooftop solar panels and green roofs; internal roads and pathways; new vehicular and pedestrian access points from Kinsale Road and Pearse Road, including a terraced entrance, with cycle wheel ramp, from Pearse Road; 6no. bin stores at undercroft level and ground level; the relocation and upgrade of 1no. ESB substation; signage; and all associated site development works, drainage, including nature-based SuDS measures, and all hard and soft landscaping and boundary	28/08/2025

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					treatments. The proposed development will also facilitate the future implementation of BusConnects along Kinsale Road. The application relates 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) Former Vita Cortex Plant Kinsale Road and Pearse Road Cork	
Total	1					