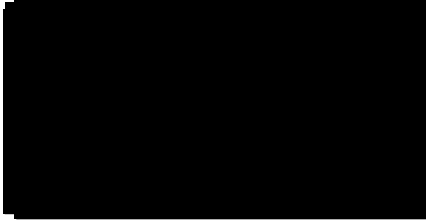




Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

MÚIN Blackrock Ltd



08/05/2026

RE: Section 5 Declaration: R1038/26. 136 Sycamore Lane, Bessboro Road, Blackrock, Cork T12 X52E

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 21st of April, 2026.

The Question before the Planning Authority was “Is the increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453), considered development, and if so, is it exempted development?”

During the assessment of your Section 5 application, it was noted that the plans submitted, as part of the application, do not accord with those for which permission has been granted.

The changes accord with plans submitted to the Planning Authority on 24/05/2023. These changes were not agreed. In a responding letter to the applicant, dated 29/06/2023, the Planning Authority advised that planning permission would be required for these changes to the building. This matter has not been resolved and an application for retention may be required.



We are Cork.



Comhairle Cathrach Chorcaí

Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

This report concludes that the proposed increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453), being an intensification of the permitted use is a material change of use and **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Coimisiún Pleanála within 4 weeks of the date it is issued, 08th of May, 2026.

Is mise le meas,

Anthony Angelini

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council



We are Cork.

PLANNER'S REPORT Ref. R1038/26		Cork City Council Culture, Community and Placemaking
Application type	Section 5 Declaration	
Description	<i>Is the increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453), considered development, and if so, is it exempted development?</i>	
Location	136 Sycamore Lane, Dara Park, Bessboro Road, Blackrock	
Applicant	MÚIN Blackrock Ltd	
Date	07/05/2026	
Recommendation	<i>Is Development and Is Not Exempted Development</i>	

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

1. Requirements for a Section 5 Declaration

Section 5(1) of the Planning and Development Act 2000 as amended states,

5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

The requirements for making a section 5 declaration are set out in the Act.

2. The Question before the Planning Authority

In framing the question to the planning authority, the applicant states in Q2 of the application form:

Is the increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453), considered development, and if so, is it exempted development?

3. Site Description

The site in question is a recently constructed vacant ground floor childcare facility on the southern edge of the Dara Park Estate with access from the Bessboro Road. Upper floors are residential in use and do not form part of this section 5 application.

A site visit was undertaken on 28/04/2026. It should be noted that during the site visit it was confirmed that the building was constructed to generally match the appearance of plans submitted with this section 5 application, not those that were approved under grant of permission ref. no. 21/40453.

4. Planning History

Estate Parent Permission

18/37820 Permission for the demolition and removal of the existing warehouse/distribution building and associated structures and the construction of 135 no. residential units comprising 24 no. dwelling houses, 64 no. duplex apartments and a three storey apartment block (comprising 20 no. apartments) and a four storey apartment block (comprising 27 no. apartments). 1 no. crèche, provision for the relocation of 2 no. utility buildings (gas and

electricity) and all associated ancillary site development works including vehicular access, parking, footpaths, landscaping, drainage and amenity areas.

Outcome Granted by An Coimisiún Pleanála following Third party appeal. ACP Ref. No. 302784

Childcare Facility Amendment

21/40453 Permission to alter and extend the previously granted Creche building granted under planning reference No. 18/37820 and An Bord Pleanala ABP - 302784 - 18 to incorporate a larger ground floor Creche/Community facility and bin store. The application is also to include for the permission of 10. no. first and second floors apartments to consist of the following: 5 no. first floor apartments: 2 no. 1 bed and 3 no. 2 bed with communal storage and 5 no. second floor apartments: 2 no. 1 bed and 3 no. 2 bed with communal storage and all associated site works.

Outcome Granted 28/02/2022.

Permitted Ground Floor Plan – submitted as part of FI response on 10/12/2021



Permitted elevations – submitted as part of FI response on 10/12/2021





Childcare Facility details submitted as part of FI response on 10/12/2021

FULL DAY CARE FACILITIES

3.1 Nature of facility is to provide safe and clean preschool / early learning environment for children ranging from the ages 0-6 years old with sleeping and play areas internally and externally.

3.2 Number of Children being catered for: The creche facility is to cater for children from 0-6 years old and the breakdown of those figures is below

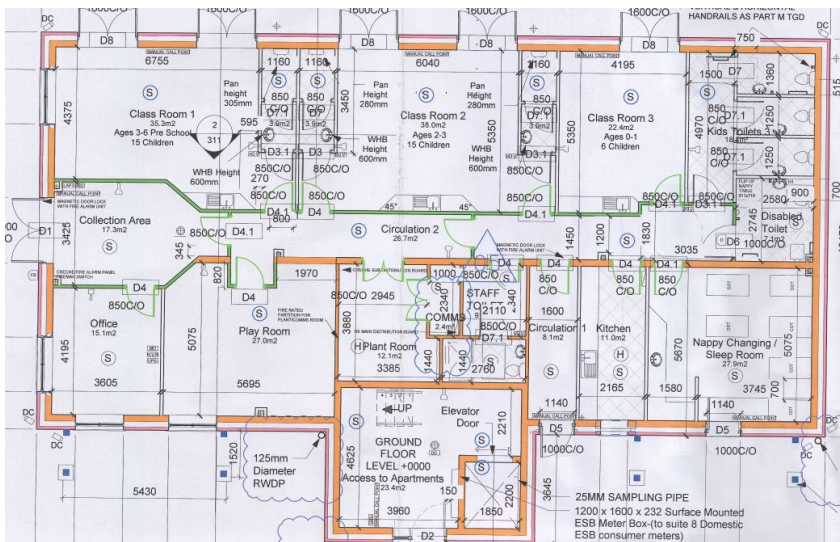
Number of Children catered for in the Creche Fig 4.

Age / Nature	Floor Area	Staff Ratios	Child Per Space	Child No. Per Room	Staff Requirement
3-6	22.14m ²	1:8	2.30m ²	10	1.25
2-3	22.14m ²	1:6	2.35m ²	9	1.50
1-2	22.14m ²	1:5	2.80m ²	8	1.60
0-1	22.14m ²	1:3	3.50m ²	6	2.00
TOTAL	88.56m²			33	6.35

TOTAL CHILDREN PERMITTED - 33No.
TOTAL STAFF REQUIRED - 7No.

COTE REQUIREMENT:	AGE	RATIO	CHILD No.	COTS
	0-6 MONTHS	1:1	6	6
	1-2 YEARS	2:3	8	5.3
TOTAL COTS REQUIRED				11.3

It is noted that on 24/05/2023 revised plans were submitted to Cork City Council as a compliance submission. The following are those plans:



Ground Floor



The response, issued 29/06/2023 stated:

In relation to details submitted by you regarding the above planning condition on 24/05/2023 I can confirm that the planning authority is not in agreement with those details for the reason (s) stated below.

Submitted compliance drawings show the roof design/slope of the proposed building altered significantly.

This is considered substantial. ... If this is a design change rather than for the purposes of complying with a fire safety cert, planning permission would be required for same.

5. Legislative Provisions

5.1 The Act

Section 2(1),

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3(1),

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or ‘the making of any material change in the use of any structures or other land’

Section 4(2),

Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001-2013.

Section 5(1),

(See section 1 of this report)

Section 177U (9) (screening for appropriate assessment)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

5.2 The Regulations

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 (1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act

–

- (a) (i) if the carrying out of such development would... contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*
- (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,*

Article 10 (1)

Development which consists of a change of use within any one of the classes of use as specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not –

- (c) be inconsistent with any use specified or included in such a permission, or*
- (d) be development where the existing use is an unauthorised, save where the change of use consists of resumption of a use which is not unauthorised and which has not been abandoned*

6. ASSESSMENT

It should be stated at the outset that the purpose of this report is not to determine the acceptability or otherwise of the proposal at this location in respect to the proper planning and sustainable development of the area, but rather whether, or not, the matter in question constitutes development and, if so, falls within the scope of exempted development.

6.1 Development

The first issue for consideration is whether, or not, the matter at hand is ‘development’.

‘Development’ as defined in the Act (3)(1) comprises two possible chief components: ‘the carrying out of any works on, in, over or under land’, or ‘the making of any material change in the use of any structures or other land’. In order to ascertain whether, or not, the subject use is considered to be development as so defined, consideration must first be given to whether any works on, in, over or under land have or will be carried out, and secondly to whether any material change in the use of any structures or other land have or will take place.

The question as set out in the application asks:

Is the increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453), considered development, and if so, is it exempted development?

No works are identified as part of the application. No mention is made in the application of differences between the permitted development and was constructed on site. This assessment will, therefore, be limited to the question asked relating to the change of use. This increase in occupancy will more than double the permitted number of children on site.

Condition. 1 on the stated relevant permission, 21/40453 states:

The development shall be carried out in accordance with the plans and particulars submitted to the planning authority on 27/08/2021, as amended by the plans and particulars received by the planning authority on 10/12/2021, and shall otherwise comply with the terms and conditions of the governing permission on the site ABP - 302784 - 18 (TP 18/38720), except where otherwise altered or amended by conditions contained in this Schedule.

Reason: *To define the scope of the permission, and to enable the planning authority to check the proposed development when completed, in the interests of proper planning and sustainable development.*

Accordingly, the numbers of children on site must be in accordance with the details provided as part of the response to further information, on 10/12/2021, specifically, a total of 33 no. children. It is considered that the proposal to now have 79 no. children will contravene Condition 1.

The proposed increase, more than doubling the number of children on site, will in turn more than double trip generation associated with the use. Traffic safety may be compromised and full assessment is required. Further the intensification of the use may impact on residential amenity.

It is considered that the proposed change of use contrary to condition no. 1 and, significantly, is a material change, through intensification, and is therefore development.

6.2 Exempted development

The next issue for consideration is whether, or not, the matter at hand is exempted development. I note that the assessment is again limited to the question set out in the application which asks:

Is the increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453), considered development, and if so, is it exempted development?

There are no specific exemptions set out, in either section 4 of the Act, to allow for intensification of an existing use which has been deemed to be ‘development’ as it is a material change of use. Changes to use within specific use classes, as set out in Part 4 of Schedule 2, of the Planning and Development Regulations 2001, as amended, do not include make any provision for changes to childcare facilities.

The proposed development, the increase of occupancy, from 33 to 79 children, is therefore not an exempted development.

As an aside I note that, during the site visit on 28/04/2026, it was clear that the building was not constructed in accordance with the grant of 21/40453. It is recommended that an advisory be issued with any decision issued, the following text is recommended:

During the assessment of your Section 5 application, it was noted that the plans submitted, as part of the application, do not accord with those for which permission has been granted.

The changes accord with plans submitted to the Planning Authority on 24/05/2023. These changes were not agreed. In a responding letter to the applicant, dated 29/06/2023, the Planning Authority advised that planning permission would be required for these changes to the building. This matter has not been resolved and an application for retention may be required.

To conclude this report concludes that the proposed *increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453)*, being an intensification of the permitted use is a material change of use and is, therefore, development and is not exempted development.

7. ENVIRONMENTAL ASSESSMENT

7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 (as amended by Article 14 of the Planning and Development (Amendment) (No 3) Regulations 2011) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that an environmental impact statement is not required to be submitted.

7.2 Screening for Appropriate Assessment

Section 177U (9) of the Act requires planning authorities to screen applications for a section 5 declaration for appropriate assessment. The provisions of the *Habitats Directive*, the *Appropriate Assessment Guidelines for Planning Authorities 2009* (revised 2010) and the Act are noted. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of the European sites referred to above. Accordingly, it is considered that appropriate assessment is not required.

8. CONCLUSION / RECOMMENDATION

In view of the above and having regard to Sections 2, 3 and 4 of the Planning and Development Act 2000, as amended;

it is considered that proposed *increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453)* **Is Development** and is **Not Exempted Development**.



Martina Foley
Executive Planner



Lucy Teehan
Senior Executive Planner



GROUP
CONSULTING ENGINEERS

1 Hodders Villas,
Ballincollig
Co. Cork

Tel: 021 4876650

Fax: 021 4876651

Email: dlgroup@eircom.net
Web: www.dlgroup.ie

Our Ref: 9026C

Your Ref:

Date: 30/03/2026

The Development Management Section,
Community, Culture & Placemaking Directorate,
Cork City Council,
City Hall,
Anglesea St.
Cork

**CORK CITY COUNCIL
PLANNING & DEVELOPMENT**

21 APR 2026

DEVELOPMENT MANAGEMENT

**RE: Childcare facility at 136 Sycamore Lane, Dara Park, Bessboro Road, Blackrock, Cork
Section 5 Declaration Application, on behalf of Múin Blackrock Ltd.**

Question:

Is the increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under plg. Ref. no. 21/40453), considered development, and if so, is it exempted development?

Dear Sir, Madam,
further to the enclosed Section 5 Declaration Application form, on behalf of applicant Múin Blackrock Ltd.

This Section 5 Declaration Application refers to a ground floor childcare facility, at site located at 136 Sycamore Lane, Dara Park, Bessboro Road, Blackrock, Cork.

The ground floor unit benefit of a granted planning permission for a childcare facility, granted under plg. Ref. no. 21/40453.

At present, the unit is vacant and in needs of fitting out. The unit is served by a large private and enclosed open yard play area.

The governing planning application is for a childcare facility to cater for children 0-6 yrs of age, for an occupancy equalling to 33 no. children and 7 staff members.

It is noted the high demand for new spaces in a childcare facility, from families of the surrounding Blackrock area and the lack of availability in existing creches (please refer to the letter from Cork City Childcare, supporting the need of a much-needed childcare service in Cork City).

It is also noted that the subject unit is capable to accommodate a greater number of pupils, while being in accordance with the minimum space requirements given in Schedule 7 of the Child Care Act 1991 (Early Years Services) Regulations 2016 (S.I. No. 221 of 2016).

Directors: Tim O' Leary BSc(Eng), C.Eng, M.I.E.I. Chris Donovan BSc(Eng), MSc(Eng), C.Eng, M.I.E.I.
Donlea Consulting Engineers Ltd., trading as D.L. Group is regulated by the Central Bank of Ireland.

Registered Office: 1, Hodders Villas, Ballincollig, Co. Cork.
Registered No.: 65403

The applicant wishes to develop the site to provide a new full time childcare service for children aged 1 years to 6 years, with a maximum capacity of 79 children (refer to Appendix A for breakdown of areas).

The site is capable to suitably accommodate such use and occupancy- as detailed in the breakdown of areas and enclosed drawings -providing a much-needed service for the local community.

Enclosed within this submission the following:

- letter of support by Cork Childcare
- letter of intent from Applicant
- site location map (scale 1:1000)
- site layout (scale 1:100) - Drg. no.01
- floor plan (scale 1:100) - Drg. no.02
- Elevations (scale 1:100) - Drg. no.03
- Elevations (scale 1:100) - Drg. no.04
- sections (scale 1:100) - Drg. no.05

We trust this sufficient to determine a decision on the matter, if you have any queries please don't hesitate to contact our office

Camilla Botto Poala
DL Group Consulting Engineers

Appendix A

Number of Occupants

The number of occupants using the building is as follows:

Room(s)	Area (m ²)	Occupancy Factor	Occupants
<i>Ground Floor</i>			
Play Room A (3+ Year Olds)	40.3	2.3*	20 (17 children + 3 adults)
Play Room B (2-3 Year Olds)	28.5	2.35*	14 (12 Children + 2 Adults)
Play Room C (2-3 Year Olds)	28.5	2.35*	14 (12 Children + 2 Adult)
Play Room D (1-2 Year Olds)	38.41	2.8*	16 (13 Children + 3 Adult)
Play Room E (3+ Year Olds)	36.51	2.3*	17 (15 children + 2 adults)
Reception	5.93	4	1
Sleep Room	17.38	4.2*	- (4 children under 2yr max, up to 8 for children over 2 yr)
Office	3.24	7	1
**Staff Room	11.38	1	-
ECCE Sessional Care			10 children
Temp Extra AIM Staff			2 adults
Total			93 (79 children and 14 Adults)

* The occupancies and ratios here have been calculated using the minimum space requirements given in Schedule 7 of the Child Care Act 1991 (Early Years Services) Regulations 2016 (S.I. No. 221 of 2016), i.e. 2.3m² for children aged 3-6 years (note the area increases as the age decreases). The ratio of adults to children also conforms to this document.

There will be no sleeping children (ages 0-1).

An allowance of 12 people (10 children and 2 adults) has been made on top of the full-time capacity of 69 children and 12 adults. This is due to the ECCE sessional care which is in effect during seasonal times (9-12pm) and not applicable to the full time care(7:45 am – 5:45 pm)

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie

Fón/Tel: 021-4924029

Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. NAME OF PERSON MAKING THE REQUEST

MÚIN BLACK ROCK Ltd.

2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

136 Sycamore Lane, Dara Park,
Bessboro Road
Blackrock, Cork

3. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

Note: only works listed and described under this section will be assessed under the section 5 declaration.

Is the increase of occupancy, from 33 to 79 children, in the granted childcare facility (granted under p.p. ref. no. 21/40453) considered development, and if so, is it exempted development?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

See enclosed cover letter for details & supporting documentation

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

21 APR 2026

DEVELOPMENT MANAGEMENT

4. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

NO

5. Is this a Protected Structure or within the curtilage of a Protected Structure? No

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority? NA

6. Was there previous relevant planning application/s on this site?

If so please supply details:

18/137820 & 21/40453

7. APPLICATION DETAILS

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s	Existing GFA = 299 m ²
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m)
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing previous use (please circle) Childcare facility (circle) as granted under with occupancy of 33 pupils	Proposed existing use (please circle) Childcare facility (circle) with occupancy of max 79 children

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	<input checked="" type="checkbox"/> B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question	Applicant is occupier/manager of the childcare facility	
If you are not the legal owner, please state the name of the owner if available	First Step Homes Ltd.	

8. I / We confirm that the information contained in the application is true and accurate:

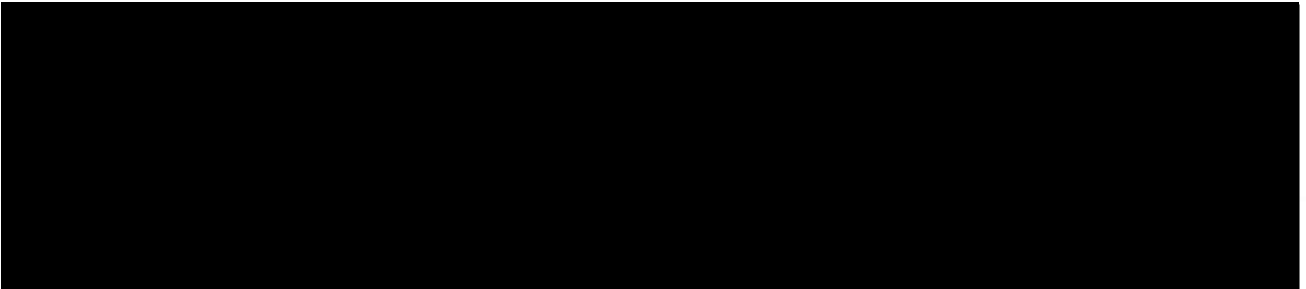
Signature: Conilla Botto Poole (Agent)

Date: 30/3/2026

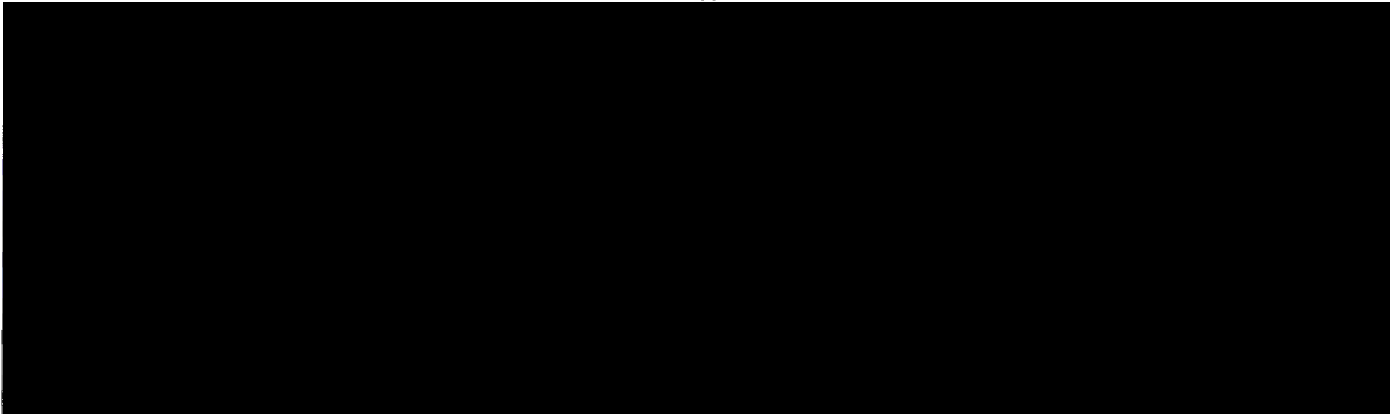
CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:



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



Should all correspondence be sent to the above address?

(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)

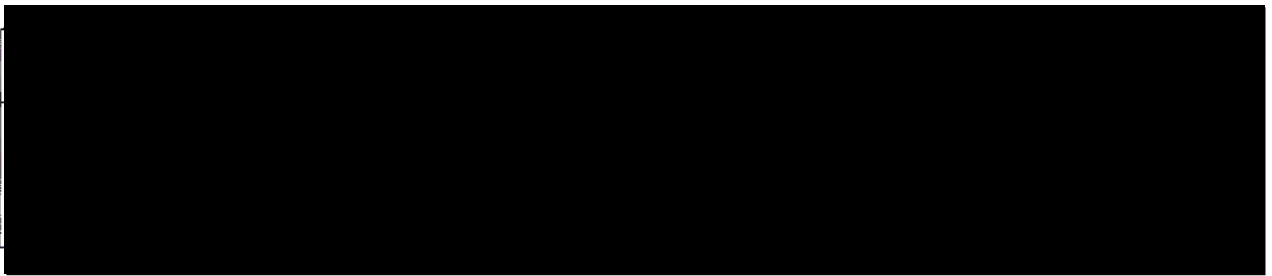
Yes



No



11. Owner Details (if the applicant above is not the legal owner):



12. ADDITIONAL CONTACT DETAILS

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.



For Office Use Only:

File Ref. No. _____

ADVISORY NOTES:

The application must be accompanied by the required fee of €80. Payment may be made at the Cork City Council cash desk, by cheque, by telephone with a credit/debit card, or by electronic fund transfer.

The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.

The application should be sent to the following address:

**The Development Management Section, Community, Culture & Placemaking
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.**

Please email planning@corkcity.ie with any queries.

- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

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 protection 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.

09/12/2025

To whom it may concern,

My name is Kathleen Mary Gildea and I am a Development Officer with Cork City Childcare. I am writing this letter in support of a proposed development of a childcare facility located in Blackrock, Cork city.

The childcare needs assessment was conducted with information gathered from the Tusla register on the week of 08/12/2025. The Childcare Assessment reflects the services that are in operation within 3km radius of Blackrock, Cork. Please note there is a mix of full day care, sessional preschools, and/or part-time childcare services and combined Early Learning and care/school aged childcare.

There are four services offering preschool only sessions, operating on only a 15-hour week basis. In most cases additional childcare provision, alongside this three hour per day, is required to meet the needs of working families and parents engaged in training and education.

Within a 3km radius of of the Bessborough, Ballinure, Blackrock area there are ten services catering for full day care, currently providing care for children under the age of two years. However, many childcare services within a 3 km radius of the site are at full capacity and maintain internal waitlists prioritising families already enrolled, with waiting periods commonly extending up to two years. Please note this is not inclusive of the external waitlist available to additional children and families in the area.

The Annual Early Years Sector Profile Data for 2023/2024 shows 2,158 children accessing Full Time Childcare in Cork City with an alarming 2,212 children still in need and on a waitlist for Full time Childcare. You can find more information here: <https://www.pobal.ie/childcare/capacity/>

Directors: Eibhlín Mhic Pharthalain, Eileen Wedel, Marian Quinn, Johanna Forde
CRO Number: 354923 Charity Number: 20204749



Thank you for the opportunity to submit this letter of support and contribute to the development of much-needed childcare services in Cork City. Cork City Childcare would like to support the development of a childcare facility as there is a demand for it in the Blackrock area, in addition to the current provision, and acknowledges the potential positive impact this facility could have on the community and its families.

Please feel free to reach out if you require any further details, clarification, or additional support as you move forward. I would be more than happy to assist in any way I can to ensure the successful development and operation of this important project.

Kind regards,



Directors: Eibhlín Mhic Pharthalain, Eileen Wedel, Marian Quinn, Johanna Forde
CRO Number: 354923 Charity Number: 20204749

Statement of Purpose and Function

**Múin Blackrock,
January 2026**

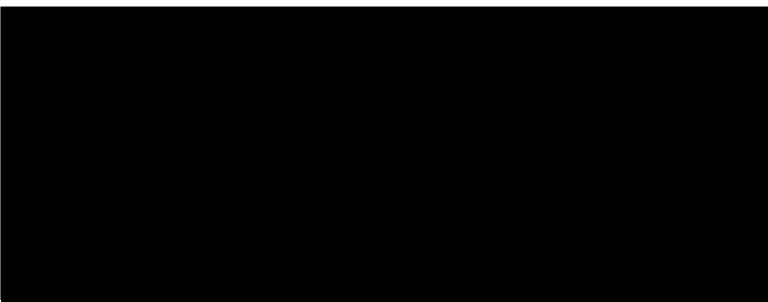
Name of Organisation : Múin Blackrock Ltd

Address: Dara Park, Bessborro Road, Blackrock, Cork.

Registered Providers: Clodagh Barrett, Kate Gaffney and Valerie McDonnell

Person in Charge: Diane Jordan

Contact Numbers



Email Address: muinpreschool@gmail.com

Website: Muinchildcare.com

Service type: Full time service

Opening Hours : 7.45am-5.45pm Monday to Friday

Capacity: 69 full timers with an additional 9 ECCE only children
Max capacity at anyone time is 78 children.

Type: Private Service

Programme offered: 1-2 year old Room
2-3year old room
3-6 year old full time room /ECCCE Sessional care

Our Aim:

The aim of our service is to provide a safe, nurturing, inclusive and stimulating environment where every child feels valued, respected and supported to reach their full potential. We are committed to delivering high-quality early years care and education that promotes each child's holistic development, wellbeing and sense of belonging.

Our practice is underpinned by the principles of Aistear and guided by the Síolta Quality Framework, with a strong focus on the themes of Wellbeing, Identity and Belonging, Communicating, and Exploring and Thinking. Through these frameworks, we support children in developing confidence, independence, creativity and a lifelong love of learning.

We adopt a child-centred and play-based approach, recognising children as active learners who learn best through meaningful experiences. Our curriculum is influenced by elements of Montessori and HighScope approaches, supporting hands-on learning, choice, and active participation. We value each child's voice and interests, ensuring that our planning and practice are responsive to their individual needs, strengths and emerging abilities.

We strive to create a warm, respectful and engaging environment where partnerships with families are valued, diversity is celebrated, and children are supported to develop positive relationships, resilience and a strong foundation for future learning.

Purpose:

The purpose of this service is to provide a full time service for children aged 1 years to 6 years.

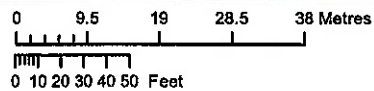
We will open 51 weeks per year, daily from 7.45am to 5.45pm, Monday to Friday.

ECCE Session runs from 9am - 12pm, 38 weeks of the year.

Owners:

The service is privately owned by Clodagh Barrett, Kate Gaffney and Valerie Mc Donnell.

Planning Pack Map



OUTPUT SCALE: 1:1,000



CENTRE COORDINATES:
ITM 571623,570611

PUBLISHED: 30/03/2026
ORDER NO.: 50527037_1
MAP SERIES: 1:1,000
MAP SHEETS: 6383-20
1:1,000 6383-25

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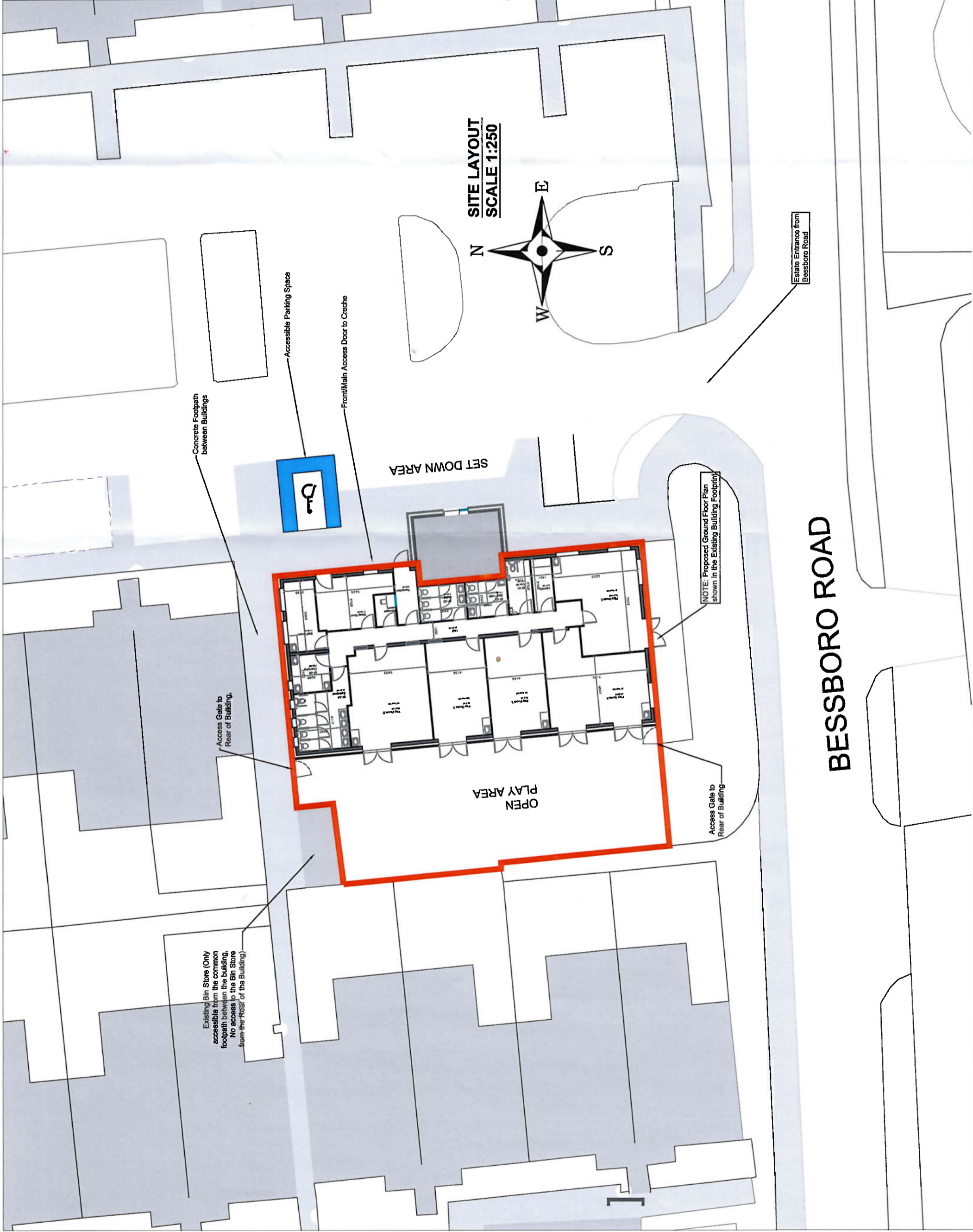
- SITE BOUNDARY



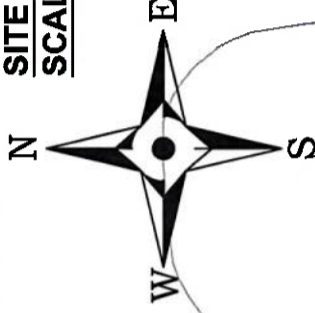
Tailte Éireann

Legend:

— Site Boundary Lined Red



**SITE LAYOUT
SCALE 1:250**



Revision	Issue	Date	By
FOR SECTION 5	A	20.04.26	CBP

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DL GROUP
CONSTRUCTION SERVICES

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e-mail: info@dlgroup.ie

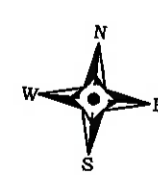
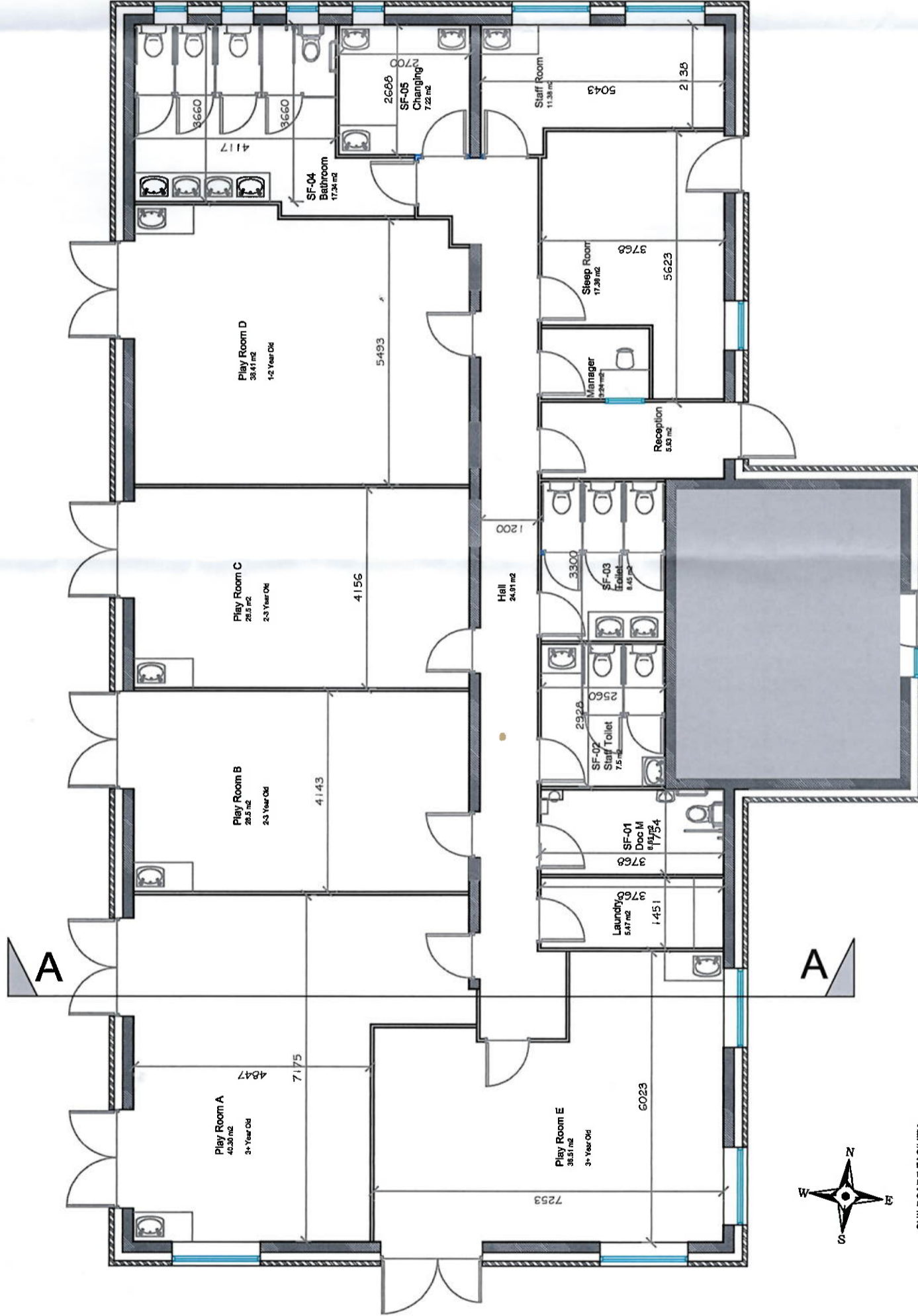
Client:
Múin Blackrock

Project:
136 Sycamore Lane, Dara Park,
Mahon

Drawing:
SITE LAYOUT

DL no.	drawing no.	date	checked by	drawing type
9026/C	1	April 26	BW	A3
scale	1:250	drawn by	BOS	

NOTES:



CHILDCARE FACILITY
Ground Floor Area = 289 m²

Revision	Issue	Date	By
FOR SECTION 5	A	20.04.26	CBF

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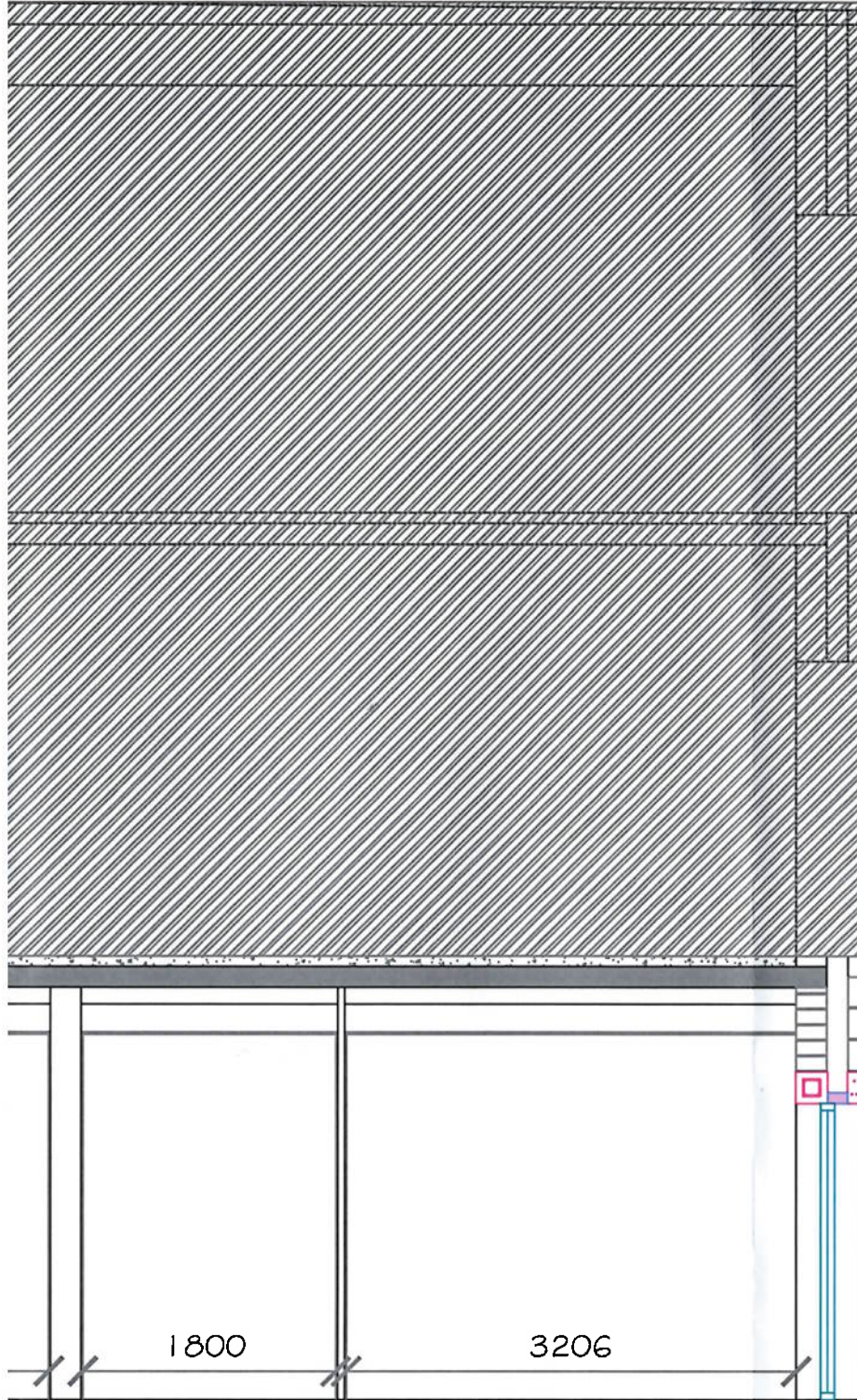
Client: Múin Blackrock

Project: 136 Sycamore Lane, Dara Park, Mahon

Drawing: Proposed Ground Floor Plan

job no.	drawing no.	date	drawn by	checked by	drawing type
9026/C	2	April 26	BOS	BW	A3
scale	1:100				

NOTES:



FOR SECTION 5	A	20.04.26	CBP
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Revision	Issue	Date	By
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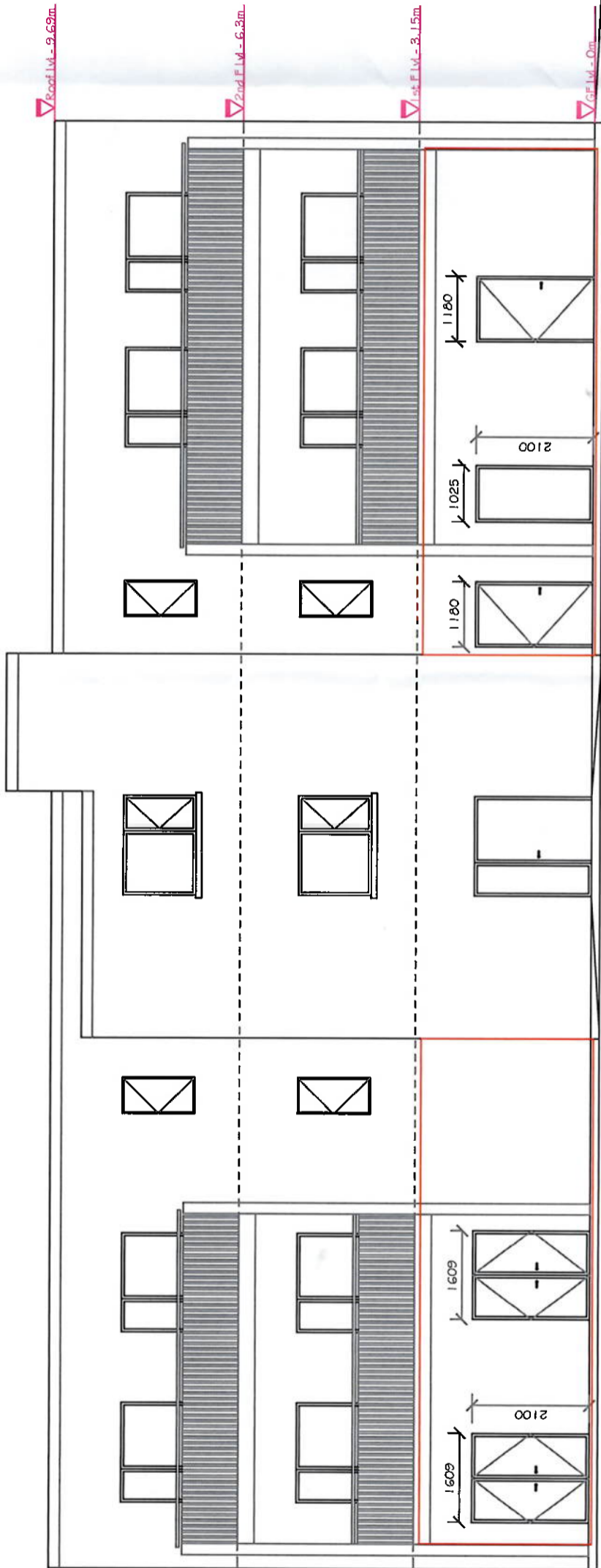
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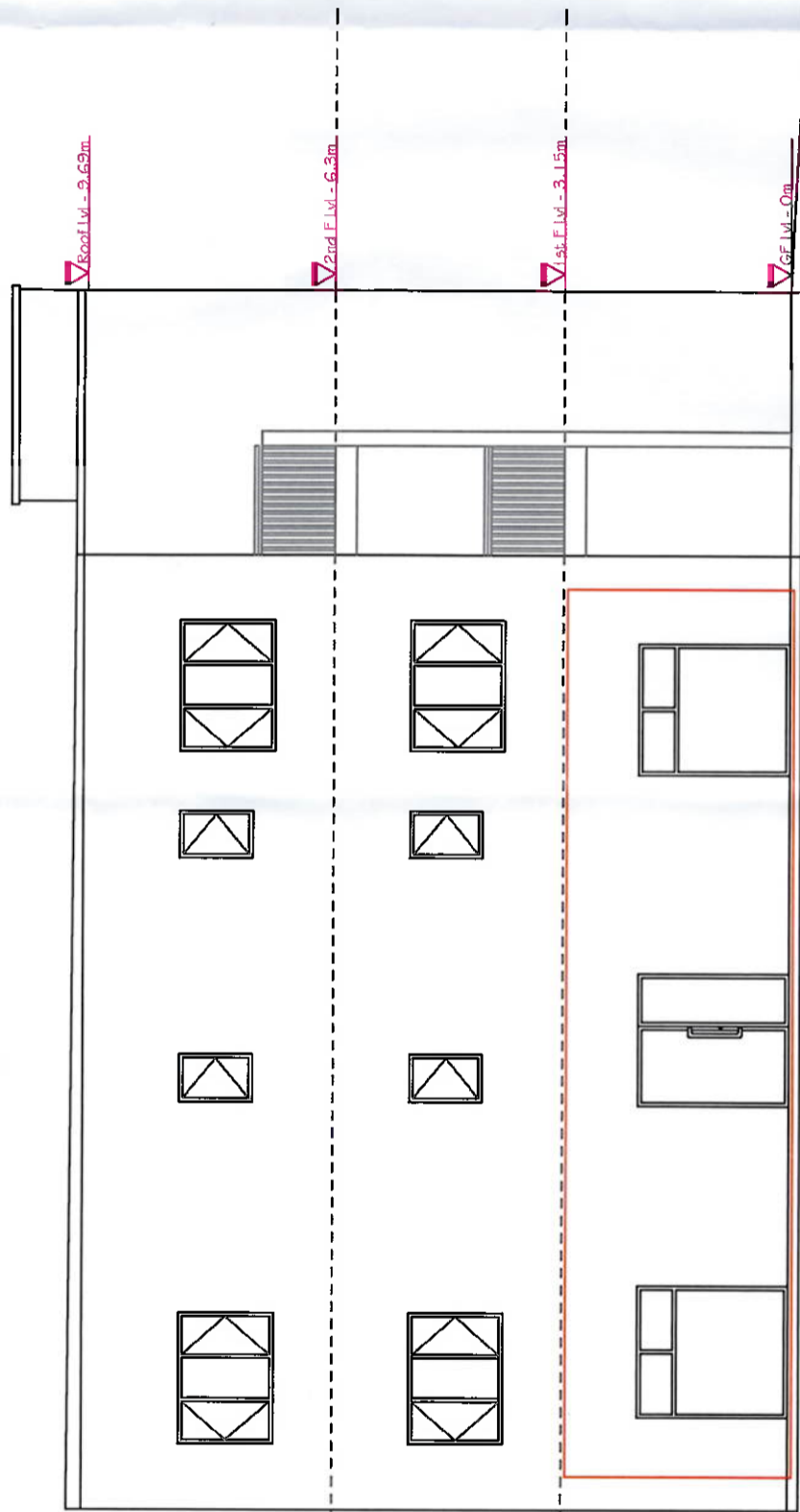
1 Hodders Viles
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Co. Cork
phone: (021)4876650
fax: (021)4876651
e-mail: info@dlgroup.ie

Client Múin Blackrock			
Project: 136 Sycamore Lane, Dara Park, Mahon			
Drawing: section A-A			
job no. 9026/C	drawing no. 5	date April 26	
scale 1:100	drawn by BOS	checked by BW	drawing type A3

Legend:
 Application Area



EAST ELEVATION
 1:100



SOUTH ELEVATION
 1:100

Revision	Issue	Date	By
FOR SECTION 5	A	20.04.26	CBP

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Client:
 Múm Blackrock

Project:
 136 Sycamore Lane, Dara Park,
 Mahon

Drawing:
 Existing Elevations

job no.	drawing no.	date	drawn by	checked by	drawing type
9026/C	3	April 26			
scale	1:100	BOS			A3

Legend:

Application Area

FOR SECTION 5
Revision Issue Date By
20.04.26 CBP

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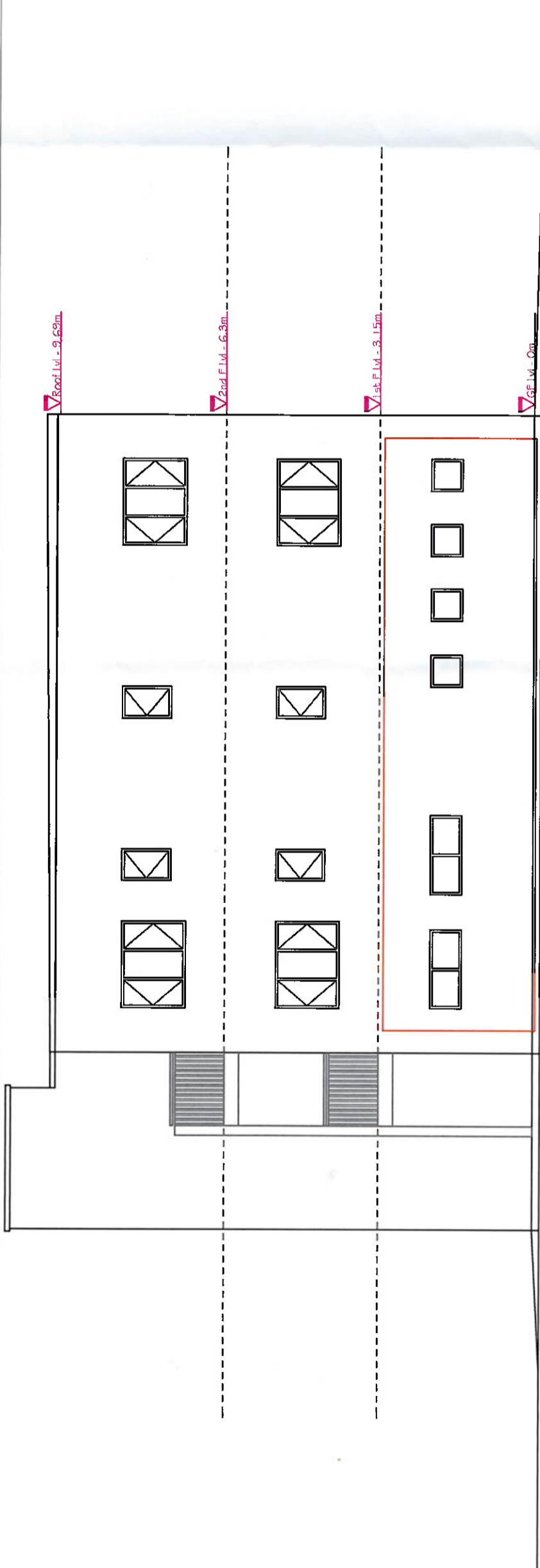
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Client
Máin Blackrock

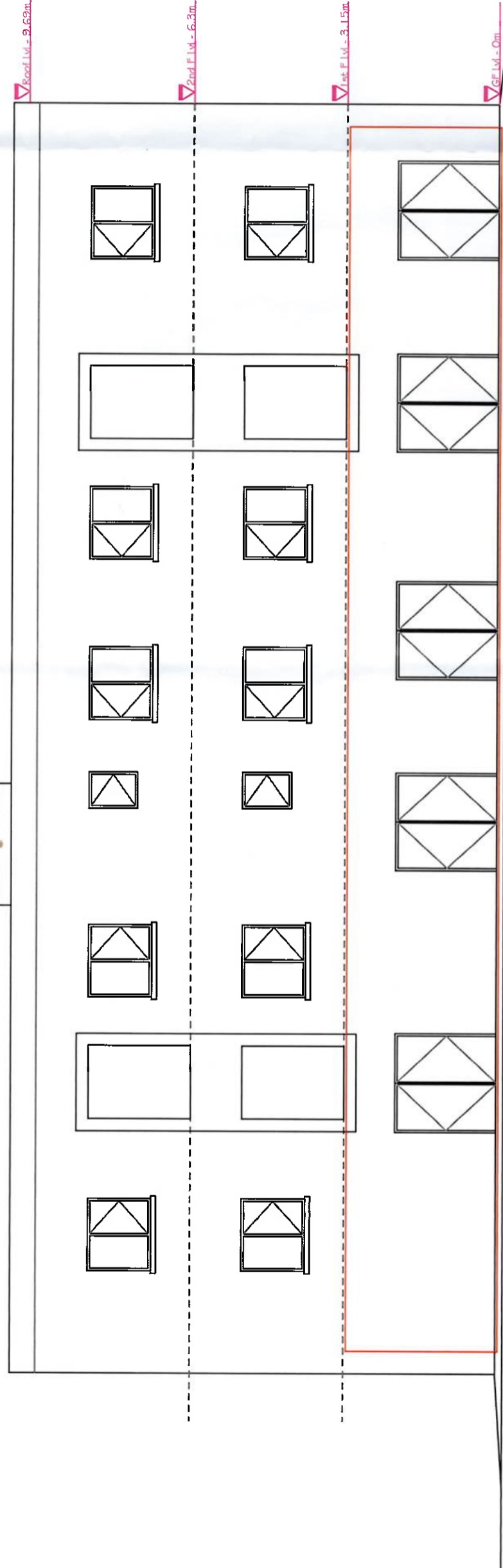
Project:
136 Sycamore Lane, Dara Park,
Mahon

Drawing:
Existing Elevations (2)

job no.	9026/C	drawing no.	4	date	April 26
scale	1:100	drawn by	BO5	checked by	
		drawing type			A3



NORTH ELEVATION
1:100



WEST ELEVATION
1:100