

## PLANNING APPLICATIONS

## PLANNING APPLICATIONS GRANTED FROM 15/12/2025 TO 19/12/2025

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

that it is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking into account of the preferences outlined by applicants in their application

## FUNCTIONAL AREA: Cork City

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/43477	Infrastructure Investment Fund ICAV - Valley Healthcare Fund	Permission	09/12/2024	<p>Permission for the construction of a four-storey primary care centre. the development will be accessed via a new vehicular/pedestrian access off Ballyhooly Road and provides for internal roads and footpaths and future pedestrian connection to the north.</p> <p>the proposed development also includes the provision of 1no. retail unit and 2 no. GP Practices at ground floor Solar PV and plant room at roof level and all ancillary development works including ESB sub-station green road bin store signage bicycle and car parking undergrounding of powerlines and all ancillary development works.</p> <p>Ballincolly Lahardane Ballyhooly Road Ballyvolane Cork</p>	15/12/2025	
25/43817	H.G. Construction (Ireland) Limited	Permission	17/04/2025	<p>Permission for the construction of 20 no. residential units (10 no. 1 beds, 10 no. 2 beds) in a single 3 no. storey duplex block. The development also consists of the development of car parking and bicycle parking, bin stores, landscaping, drainage and all associated works. Access is proposed via the Seminary Court residential development to the south. The proposed scheme is located to the north of Seminary Court, off Seminary Road, Farranree, Cork City.</p> <p>Site adjacent to Seminary Court Off Seminary Road Farranree Cork City</p>	17/12/2025	

25/43825	Eoin Ahern	Permission	23/04/2025	Permission to replace roof to existing dwelling with new increased height to provide first floor accommodation to include new dormer style and velux rooflights, alterations around existing porch, internal and external alterations to existing dwelling and all associated works. Riverview Inniscarra Road Carrigrohane Co. Cork	17/12/2025	
25/43880	SHS Construction Limited	Permission	14/05/2025	Permission for the construction of 5 no. dwellings consisting of 1 no. 3-storey 4-bedroom semi-detached dwelling, 1 no. 2-storey 3-bedroom semi-detached dwelling, 2 no. 2-storey 2-bedroom semi-detached dwellings and 1 no. 2-storey 4-bedroom detached dwelling, together with a redesigned vehicular entrance, surface car parking, hard and soft landscaping and all associated site works. Rose Lawn Spur Hill Doughcloyne Cork	17/12/2025	
25/43915	Tadgh & Ann Marie O Shea	Permission	27/05/2025	Permission is sought for the following works to an existing two-storey dwelling house: the demolition of an existing domestic garage, the construction of a single-storey dwelling house, the alteration of an existing vehicular entrance to provide access to their new dwelling, the alteration of the existing pedestrian entrance to provide a new vehicular access to the existing dwelling, and all associated site works Garrycloyne 13 Bellair Estate Douglas Road Cork	17/12/2025	

25/44048	Murnane O Shea Limited	Permission	28/07/2025	<p>For a 10-year planning permission for a Large-Scale Residential Developemnt (LRD) at Greenfield, Ballincollig, Cork. The development will consist of the demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 no. residential units consisting of 232 no. dwelling houses, 312 no. apartment/duplex units, a two storey creche facility, commercial/retail unit and all ancillary site development works. The proposed 232 no. dwelling houses will include 100 no. 4 bedroom detached/semi-detached dwelling houses, 124 no. 3 bedroom semi-detached/townhouse dwelling houses and 8 no. 2 bedroom townhouse units. The proposed 312 no. apartment/duplex units and 80 no. 1 bedroom units, to be provided in 28 no. apartment/duplex buildings ranging in height from 3-4 storeys over basement level. One of the proposed apartment buildings (Block 3) will provide the ground floor commercial/retail unit. Vehicular access to the proposed development will be via two entrances from Greenfields Road (L2216) with separate pedestrian/cycle connections also provided from Greenfields Road. Ancillary site works include the provision of bicycle parking and bin storage facilities serving the proposed apartment/duplex buildings, creche and commercial/retail unit, landscaping and servicing proposals including the upgrade of public footpaths/active travel infrastructure and water service infrastructure, 2 no. pedestrian crossings on Greenfields Road and the installation of a noise attenuation screen along the site's southern boundary. The proposed development also provides for the demolition of an existing dwelling house on Greenfields Road, and the construction of a new recessed site entrance and boundary wall to serve the subject dwelling house. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant:  <a href="http://www.GreenfieldLRD.ie">www.GreenfieldLRD.ie</a>  Greenfield  Ballincollig  Cork</p>	18/12/2025	
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25/44053	Whitestone Corner Properties Ltd.	Permission	29/07/2025	Permission for development consisting of a Large Scale Residential Development (LRD) comprising the demolition and removal of the existing building, the construction of 3 no. apartment blocks, ranging in height from 4 to 5 storeys, comprising 114 no. apartment units (45 no. 1 bed, 43 no. 2 bed, and 26 no. 3 bed apartments), and ESB substation and all associated site development works including footpaths, cycle paths, car and bicycle parking, open spaces, drainage, fencing, lighting, and the provision of a new footpath, cycle path, and bus stop along Ballyhooly Road. Access to the site will be via a new vehicle access point and three new pedestrian entrance along Ballyhooly Road. Provision is also made for a pedestrian link to the 'Longview' residential development to the south. The application may be inspected online at the following website set up by the applicant: <a href="http://www.whitescrosslrd.ie">www.whitescrosslrd.ie</a> Ballyhooly Road Laherdane Whites Cross Cork	17/12/2025	
25/44053	Whitestone Corner Properties Ltd.	Permission	29/07/2025	Permission for development consisting of a Large Scale Residential Development (LRD) comprising the demolition and removal of the existing building, the construction of 3 no. apartment blocks, ranging in height from 4 to 5 storeys, comprising 114 no. apartment units (45 no. 1 bed, 43 no. 2 bed, and 26 no. 3 bed apartments), and ESB substation and all associated site development works including footpaths, cycle paths, car and bicycle parking, open spaces, drainage, fencing, lighting, and the provision of a new footpath, cycle path, and bus stop along Ballyhooly Road. Access to the site will be via a new vehicle access point and three new pedestrian entrance along Ballyhooly Road. Provision is also made for a pedestrian link to the 'Longview' residential development to the south. The application may be inspected online at the following website set up by the applicant: <a href="http://www.whitescrosslrd.ie">www.whitescrosslrd.ie</a> Ballyhooly Road Laherdane Whites Cross Cork	17/12/2025	
25/44096	Bernard Dorgan	Permission to Retain	14/08/2025	Permission for retention is sought for the as-constructed extensions and alterations (change of layout from that permitted under Reg. No. T.P. 06/30498 to include alterations to elevations, floor plan area, and site layout plan including vehicular entrance and driveway) and the recent as-subdivided dwelling into two separate dwelling houses. Permission is also sought for two separate vehicular entrances, driveways and boundary treatments, together with all ancillary development works. 5 Patrick Trahy Road Togher Cork T12X0X5 and 5A Patrick Trahy Road Togher Cork T12YT9W	17/12/2025	

25/44131	Eugene Foley	Permission	29/08/2025	Permission for (1) Construction of single storey extension at the rear of existing dwelling, (2) Construction of a flat roof lantern roof window in rear extension roof, (3) Conversion of attic space to habitable space, (4) Construction of flat dormer roof with two windows at the rear of existing dwelling, (5) Increase the width of existing vehicular entrance, (6) Construction of a storage shed in the rear garden and all associated site works. Lochmore 11 Saint Clares Avenue College Road Cork	15/12/2025	
25/44141	Jason and Lisa Cotter	Permission	08/09/2025	Permission for the construction of a ground floor extension to the front of the existing dwelling and the construction of first floor extensions to the side and rear of the existing dwelling, replacement of existing windows and doors, removal of existing chimney, alterations to existing elevations and all associated site works. 236 Connolly Road Ballyphehane Cork	18/12/2025	
25/44143	Catherine Pearce	Permission to Retain	08/09/2025	Permission for retention of various items as follows to an existing dwelling at Bracken House, Monees, Douglas, Cork, T12D2YR. (1) A south-west facing sunroom extension, (2) A north west facing conservatory extension, (3) Conversion of a former rear garage to habitable accommodation, (4) A new attached rear garage and link extension to the main dwelling, (5) The entire upstairs conversion to habitable accommodation and (6) All associated elevational alterations. Bracken House Monees Douglas Cork	18/12/2025	
25/44172	Laura McCarthy	Permission to Retain	19/09/2025	Permission is sought for (1) Retention of extensions to north and west elevations of existing dwelling, (2) Demolition of existing boiler shed, (3) Construction of a single storey extension to east elevation, (4) Construction of a roof extension to west elevation, (5) Relocation of front door and fenestration alterations to south, east and west elevations, (6) Alterations to internal layout and (7) Installation of a new wastewater treatment system and polishing filter and all ancillary site works. Heathcliffe Belvedere Farmers Cross Cork	15/12/2025	

25/44186	Cornel Hempel	Permission to Retain	23/09/2025	Permission for retention for single storey extensions to south and east sides, first floor balcony over south elevation, fenestration alterations, increased roof height for first floor attic storage space, roof plane windows and all associated works to existing dwelling and Permission for new sewerage treatment system to replace existing septic tank which is to be de-commissioned. Edelweiss House Templehill Carrigrohane Cork	19/12/2025	
25/44247	Thomas Thomas and Michelle McCarthy	Permission	21/10/2025	Permission for alterations to the retail and creche units at Core A and Core B, The Crawford Centre, Jacob's Island, Mahon, Cork, permitted by ABP Ref: 301991-18, as amended by ABP-310378-21. The alterations to the existing unoccupied units consist of internal modifications to facilitate an increase in the floor area of the creche (by 315m2) and consequent decrease in the area of the retail unit. The proposed development also includes amendments to the permitted site layout plan of The Crawford Centre to allow for the re-organization of surface car parking and additional bicycle parking provision. Core A and Core B The Crawford Centre Jacobs Island Mahon Cork	15/12/2025	
25/44248	Michael Geary	Permission to Retain	22/10/2025	Permission for retention of the existing single storey rear extension to his dwellinghouse. No. 2 Saint Marys Place Ballyhooly Road Cork	15/12/2025	
25/44253	James Windle and Sinead Drew	Permission	24/10/2025	Permission for alterations and extension to two storey semi-detached dwelling consisting of a first floor side extension, elevational changes and any associated site works. 93 Shamrock Drive Muskerry Estate Ballincollig Cork	16/12/2025	

25/44256	Grace and Timothy Joseph Hourihane	Permission	24/10/2025	Permission for the renovation of an existing dwelling to include (A) The demolition of out buildings to rear of the site, for the demolition of front façade and partial pitched roof to the rear of the existing dwelling, (B) The construction of a new extension to the front façade (south) of the existing dwelling, (C) The construction of a part single storey part two storey extension to the side (east) of existing dwelling, (D) The construction of a new first floor layout with flat roof extension to the rear (north) of the existing dwelling, (E) The construction of a new chimney to the side (east) of the existing dwelling, (F) Elevational alterations, internal alterations and all associated site works. Ferndale Maryborough Hill Douglas Cork	16/12/2025	
25/44260	Anthony Tierney Sinead Tierney Horgan and Stephen Horgan	Permission	29/10/2025	Permission to construct a single storey rear extension and a two storey side extension to the existing dwelling with associated site development works. No. 12 Cherry Gardens Donnybrook Douglas Cork	19/12/2025	
25/44264	Adrian and Sandra Swanton	Permission	30/10/2025	Permission for alterations and an extension to an existing dwelling. Scope of works includes (1) A single-storey side extension, (2) Elevational alterations including a new flat roof and parapet detail over the existing and extended side/rear area at ground floor level, a new side window in the existing dwelling at ground floor level and a new rooflight in the main roof at attic level at the rear and (3) All other associated site works. Kenross Barringtons Avenue Blackrock Road Cork	16/12/2025	
25/44266	Diane and Colm McManamon	Permission to Retain	30/10/2025	Permission for retention of elevational alterations including the existing bay window to the front elevation and the existing window to the side elevation of the existing dwelling house. 18 Brookvale Balyvolane Cork	17/12/2025	
25/44269	Linda Kearney	Permission to Retain	31/10/2025	Permission for retention is sought for the as-constructed single-storey garage and adjoining room with inline skylights, single-storey garden shed, and single-storey garden room, together with all ancillary development works. Ard Trasna 4 Upper Glen Richmond Sallybrook Glanmire Cork	19/12/2025	

25/44272	Ard Services Limited	Permission	03/11/2025	<p>Permission for development of this site at Circle K Frankfield Service Station, Kinsale Road, Cork, T12YIYY. The proposed development will consist of a high-power electric vehicle charging hub and associated infrastructure to comprise of the following: (1) Installation of 4no. vehicle charging bays and 2 no. charge points to replace 3 no. existing car spaces, (II) New modular substation, (III) CT metering cabinet and mini pillar, (IV) Signature wall, EV banner and internally illuminated guiding star signage, (V) Relocation of existing lighting columns, and (VI) All other associated site development works.</p> <p>Circle K Frankfield Service Station Kinsale Road Cork</p>	17/12/2025	
<b>Total</b>			24			