



# Comhairle Cathrach Chorcaí Cork City Council

## Application for Planning Permission

### Confidential Contact Information (To be completed for all applications)

- The applicant(s) address **must** be submitted on this page.
- This section will not be published on the internet as part of the planning file.
- **Only one copy of Section 1 of the application form needs to be submitted**

#### 1.1.Applicant: (from Question 5 of the Application Form)

Applicant 1		Applicant 2	
<b>Address (Required)</b>	The Land Development Agency 2nd Floor Ashford House Tara	<b>Address (Required)</b>	N/A
<b>Eircode</b>	D02 VX67	<b>Eircode</b>	
<b>Contact No.</b>	01 910 3400	<b>Contact No.</b>	
<b>Mobile No.</b>	086 065 4526	<b>Mobile No.</b>	
<b>Email Address</b>	Info@lda.ie	<b>Email Address</b>	

#### 1.2. Person/Agent acting on behalf of the Applicant (if any): (From Question 7 of the Application Form)

<b>Name:</b>	Órla Casey (Tom Phillips + Associates)
<b>Address:</b>	Tom Phillips + Associates, No. 1 Horgan's Quay, Waterfront Sq, Cork City
<b>Eircode</b>	T23 PPT8
<b>Contact No.</b>	021 212 9840
<b>Mobile No.</b>	087-7120170
<b>Email Address</b>	Orla@tpa.ie
<b>Should all correspondence be sent to the above address? Tick <input checked="" type="checkbox"/> appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)</b>	
<b>YES</b>	<input checked="" type="checkbox"/>
<b>NO</b>	<input type="checkbox"/>

**1.3. Person responsible for preparation of Drawings and Plans:  
(From Question 8 of the Application Form)**

<b>Name:</b>	Séan Kearns
<b>Address:</b>	Reddy Architecture + Urbanism Douglas Business Centre,
<b>Eircode</b>	T12 P088
<b>Contact No.</b>	+353 21 436 2922
<b>Mobile No.</b>	086 2460108
<b>Email Address</b>	Skearns@reddyarchitecture.com

**1.4. Contact details of Company: Where Applicant is a Company registered under the Companies Acts (1963 to 2017)**

**(From Question 6 of the Application Form)**

<b>Applicant Address:</b>	The Land Development Agency 2nd Floor Ashford House Tara Street Dublin 2 D02 VX67
<b>Registered Address of Company:</b>	Address as follows: The Land Development Agency 2nd Floor Ashford House Tara Street
<b>Eircode</b>	D02 VX67
<b>Contact No.</b>	01 910 3400
<b>Mobile No.</b>	086 032 7325
<b>Email Address</b>	Info@lda.ie

**1.5. Owner (required where applicant is not the owner):**

**(From Question 10 of the Application Form)**

<b>Name:</b>	ESB Group
<b>Address:</b>	27 Lower Fitzwilliam Street, Dublin,
<b>Eircode</b>	D02 KT92
<b>Contact No.</b>	+353 1 676 5831
<b>Email Address</b>	corporatecommunications@esb.ie

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. These details will not be made available to any third party with the exception of An Bord Pleanála for the purpose of administering the appeal.

## PLANNING APPLICATION FORM

### COMHAIRLE CATHRACH CHORCAÍ

### CORK CITY COUNCIL

Fón/Tel: 021-4966222  
Líonra/Web: [www.corkcity.ie](http://www.corkcity.ie)  
R-Phost/E-mail: [planning@corkcity.ie](mailto:planning@corkcity.ie)

Development Management  
Community, Culture & Placemaking,  
City Hall,  
Cork.

### BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

#### STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION:

*Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.*

*Please ensure that all necessary documentation is attached to your application form.*

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

#### ADDITIONAL INFORMATION

*It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.*

*Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.*

*Applicants should therefore contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.*

**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 protections 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.*

**PLANNING APPLICATION FORM**

**1. Name of Relevant Planning Authority: Cork City Council**

**2. Location of Proposed Development:**

Postal Address <b>or</b> Townland <b>or</b> Location (as may best identify the land or structure in question)	A c. 2.61 ha. Site on lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City.
Ordnance Survey Map Ref No (and the Grid Reference where available) <input type="checkbox"/>	Grid Reference; X,Y= 565005.0,569658.0  OS Survey Map Ref No; 1:1,000   6427-02; 1:1,000   6427-01; 1:1,000   6427-07; 1:1,000   6427-06.

**3. Type of planning permission (please tick appropriate box):**

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

**Planning Permission for an LRD please see attached Form 19 accordingly**

**4. Where planning permission is consequent on grant of outline permission:**Outline Permission Register Reference Number: N/A

Date of Grant of Outline Permission: \_\_\_\_/\_\_\_\_/\_\_\_\_

**5. Name of Applicant:**

Name(s)	The Land Development Agency
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**6. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017):**

Name(s) of company director(s)	2nd Floor Ashford House Tara Street Dublin 2 D02 VX67
Company Registration No.	710453

**7. Name of Person/Agent acting on behalf of the Applicant (if any):**

Name	Órla Casey (Tom Phillips + Associates)
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**8. Name of Person responsible for preparation of Drawings and Plans:**

Name	Séan Kearns
Firm / Company	Reddy Architecture + Urbanism

## 9. Description of Proposed Development:

<p>Brief description of nature and extent of development<sup>4</sup></p>	<p><i>The Land Development Agency (LDA) intends to apply to Cork City Council for a 7-year Planning Permission for a Large-Scale Residential Development (LRD) at this site, with a total application site area of c. 2.61 ha, on undeveloped lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City. The development will provide 348 no. residential units, including 296 no. cost rental apartments, 16 no. 2 no. storey affordable for sale townhouses and 36 no. social housing apartments, and a c. 156 sq m childcare facility, with associated staff and servicing areas and all associated development. The site is bounded to the south by the ESB Wilton Offices and Depot, to the east by the Sarsfield Road, to the west by Cardinal Court and to the north by the St. Joseph's SMA Wilton Parish Centre.</i></p> <p><i>The development, with a total gross floor area of approximately c. 30,494 sq m, will consist of 16 no. 2 no. storey, 3-bedroom townhouses and 332 no. apartment units (152 no. 1-bedroom apartments, 168 no. 2-bedroom apartments, 12 no. 3-bedroom apartments) arranged in 3 no. Apartment blocks. The easternmost block is 6 no. storeys in height (c. 5,912 sq m). The central block (c. 11,790 sq m) ranges in height from 5-6 no. storeys, including parking at ground floor podium level, with the c. 156 sq m childcare facility also provided at ground floor level. The westernmost block (c. 10,969 sq m) is proposed to range from 5 - 6 no. storeys in height, including parking at ground floor podium level. The proposed development also provides public (c. 3,545 sq m) and communal (c. 1,487 sq m) open space, including provision of podium gardens in the central and western apartment blocks. Provision is made in the landscaping proposals for potential future pedestrian connections that would facilitate permeability through the site to adjoining lands to the western boundary, subject to agreement with those parties and/or Cork City Council, as appropriate. The proposed vehicular, cycle and pedestrian access into the development is via a reconfigured shared access with the ESB facility to the southeast, via a controlled junction on Sarsfield Road. This reconfiguration includes changes to the existing boundary treatments and gates to the ESB site, relocation of security barriers and an existing prefabricated security kiosk (c. 9 sq m) within the ESB site. The existing gated vehicular entrance to the site on the eastern boundary to Sarsfield Road will be reconfigured to provide cycle and pedestrian only access. Pedestrian access is also to be provided to the north-eastern and south-eastern boundaries via Sarsfield Road. In addition, the proposed development includes bin stores; 148 no. car parking spaces; 503 no. bicycle parking spaces including 3 no. covered shelters; internal roads and pathways; hard and soft landscaping; outdoor play areas; plant; boundary treatments including retaining walls along the northern boundary; the repair and replacement of some existing boundary treatments; gates; signage; the provision of new drainage and watermains</i></p>
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	<i>infrastructure and any required pipe diversion works; SUDS measures including green roof provision; below-ground attenuation structures; the decommissioning of an existing underground tank to the east of the site; changes in level; services provision and related ducting and cabling; electric vehicle charging points; 3 no. ESB substations; generator compound; photovoltaic panels; public realm works including lighting and all site development and excavation works above and below ground.</i>
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#### 10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	<b>A. Owner</b> ✓	<b>B. Occupier</b>
	<b>C. Other</b> ✓	
Where legal interest is 'Other', please expand further on your interest in the land or structure	The Land Development Agency is the owner of the site. A letter of consent is provided by the ESB to facilitate reconfiguration works at the Sarsfield Road entrance. Please see Appendix A.	
<b>If you are not the legal owner</b> , please state the name of the owner and supply a letter from the owner consenting to the making of this application.	<i>(Owner's Address to be supplied at question 1.5 of this form)</i> Legal owner is the ESB for certain lands at Sarsfield Road entrance. Letter of consent provided. Please refer to Appendix A. This letter confirms "We wish to confirm consent for the inclusion of these lands within the application for planning permission for proposed residential development at Sarsfield Road, Wilton, on behalf of the Land Development Agency."	

#### 11. Site Area:

Area of site to which the application relates in hectares	2.61 ha
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#### 12. Where the application relates to a building or buildings:

Gross floor space <sup>5</sup> of any existing building(s) in m <sup>2</sup>	9.5 sq m (existing security kiosk)
Gross floor space of proposed works in m <sup>2</sup>	30,494.300

Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	N/A
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	N/A

- 13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

Class of Development	Gross floor area in m <sup>2</sup>
Residential	22,640.95 sq m
Childcare Facility	156 sq m

- 14. In the case of residential development please provide breakdown of residential mix:**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses				16			16
Apartments		152	168	12			332
Number of car-parking spaces to be provided	Existing: 0		Proposed: 148			Total: 148	

- 15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

Existing use <sup>6</sup> (or previous use where retention permission is sought)	Undeveloped land adjoining ESB office complex.
Proposed use (or use it is proposed to retain)	Residential use and childcare facility
Nature and extent of any such proposed use (or use it is proposed to retain)	348 no. residential units and a 156 sq m childcare facility with all associated development.



**16. Social and Affordable Housing**

Please tick appropriate box	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies? <sup>7</sup>	✓	
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,</p> <p>(i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> <p>(ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000<sup>8</sup>, please submit a copy of the Certificate of Exemption under section 97 (or, where an application has been made but has not yet been decided, please submit a copy of the application).</p> <p>If the answer to the above question is “no” by virtue of section 96(14) of the Planning and Development Act 2000<sup>9</sup>, please submit details indicating the basis on which section 96(14) is considered to apply to the development.</p>	✓	
Date the lands subject of the application were purchased by the applicant?	12 December 2024	

**17. Development Details**

<b>Please tick appropriate box</b>	<b>Yes</b>	<b>No</b>
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 <sup>10</sup>		✓
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		✓
Does the proposed development require the preparation of an Environmental Impact Statement <sup>11</sup> ?		✓
Does the application relate 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)?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Industrial Emissions Directive Licence issued by the Environmental Protection Agency (EPA)?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any habitable house <sup>12</sup> ?		✓

**18. Site History**

Details regarding site history (if known)
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes [ <input type="checkbox"/> ]      No [ <input checked="" type="checkbox"/> ]</p> <p>If yes, please give details e.g. year, extent.</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes [ <input type="checkbox"/> ]      No [ <input checked="" type="checkbox"/> ]</p> <p>If yes, please give details.</p>
<p>Are you aware of any valid planning applications previously made in respect of this land/structure?</p>
<p>Yes [ <input checked="" type="checkbox"/> ]      No [ <input type="checkbox"/> ]</p> <p>If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p> <p><b>Previous Planning Applications:</b></p> <ul style="list-style-type: none"> <li>- CCC Reg. Ref 0832755, submitted on the 11/01/08, grant permission on the 06/03/08 subject to 8 no. planning conditions;</li> <li>- CCC Reg. Ref 0428203, submitted on the 22/03/04, grant permission on the 13/05/04 subject to 4 no. planning conditions;</li> <li>- CCC Reg. Ref 0529480, submitted on the 24/03/05, grant permission on the 17/05/05 subject to 5 no. planning conditions;</li> <li>- CCC Reg. Ref 0529614, submitted on the 28/04/05, grant permission on the 20/06/05 subject to 1 no. planning conditions.</li> </ul> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.</p>

Is the application for the same development or for development of the same description as an application for permission for development which is the subject of an appeal to An Bord Pleanála?

Yes [ ☐ ]      No [ ☒ ]

An Bord Pleanála Reference No.: \_\_\_\_\_

## 19. Pre-application Consultation

**Has a pre-application consultation taken place in relation to the proposed development <sup>14</sup>?**

Yes [ ☒ ]      No [ ☐ ]

If yes, please give details:

A Section 247 Pre-Planning meeting was held between the Project Team and Cork City Council representatives in relation to the proposed development on 4th June 2024 via MS Teams. The following items were discussed during the meeting, as noted in the agenda issued by Cork City Council.

- *“Layout / Heights / Placemaking / Density and Public Open Space;*
- *Roads/ Traffic/ Permeability and Connectivity / Sustainable and Active Travel / Future proofing development;*
- *Irish Water feedback / SuDS and Nature Based Solutions;*
- *Part V / Housing Mix and Location;*
- *Environment;*
- *Noise / Air Quality.”*

During the course of the meeting, representatives from Cork City Council noted the relevant sections of the Development Plan that the design team would have to have regard to in formulating the design of the scheme. In addition, relevant national guidance was noted.

Reference No. (if any): 53/24

Date(s) of consultation: 4/06/2024

Persons involved:

Tadhg Hartnett, Executive Planner, Development Management  
 Evelyn Mitchell, Senior Executive Planner, Development Management  
 Tony Lynch, Senior Executive Transport Officer, Planning Policy  
 Tony Donovan, Senior Executive Engineer, Water Services  
 Patrick Murphy, Technician, Environmental Management

Micheal Daly, Executive Architect, City Architects  
Emer O’Callaghan, A/Senior Executive Parks Superintendent  
Niamh Fitzgerald, Administrative Officer, Development  
Management\_\_\_\_\_

**Section 32B LRD Meeting Details- (Date – 27/09/2024, Reg. LRD 05-4)**

A Section 32B LRD meeting was held between the Project Team and Cork City Council representatives in relation to the proposed development on the 27th of September 2024 via MS Teams. The following departments provided comments on the proposed development –

- Development Management;
- Architecture;
- Biodiversity;
- Traffic Regulation and Safety.

Throughout the course of the meeting, the Local Authority stated they are supportive of a high-density development at the subject site. In addition, the Local Authority stated there were several aspects of the proposed development that may need further attention. These are listed as follows; permeability through the site, the north-facing sing-aspect units, increased interaction with the Sarsfield Road, the proposed childcare facility, and bicycle parking.

The Design Team have had regard to the feedback received in full and has integrated this feedback into the proposed scheme. This is outlined further through the entirety of the planning application.

Cork City Council issued an LRD Opinion on the 25th of October 2024. The Council’s Opinion is discussed in detail in the ‘Response to LRD Opinion’, which is enclosed with this planning application accordingly.

**Attendees**

Melissa Walsh, A/Senior Planner, Development Management  
Evelyn Mitchell, Senior Executive Planner, Development Management  
Karen O’Mahony, Senior Executive Planner, Development Management  
Michéal Daly, Executive Architect, City Architects Dept  
Rosemarie McDonald, Biodiversity Officer, Parks and Recreation  
Robert Farrel, Executive Planner, Planning Policy  
Majella McMorro, Senior Staff Officer, Development Management

**20. Services**

<b>Proposed Source of Water Supply</b>
Existing connection [ <input checked="" type="checkbox"/> ]    New connection [ <input type="checkbox"/> ]
Public Mains [ <input type="checkbox"/> ]    Group Water Scheme [ <input type="checkbox"/> ]    Private Well [ <input type="checkbox"/> ]
Other (please specify): _____
<i>Name of Group Water Scheme (where applicable)</i> _____
<b>Proposed Wastewater Management/Treatment</b>
Existing [ <input checked="" type="checkbox"/> ]    New [ <input type="checkbox"/> ]
Public Sewer [ <input type="checkbox"/> ]    Conventional septic tank system [ <input type="checkbox"/> ]
Other on-site treatment system [ <input type="checkbox"/> ] Please specify _____
<b>Proposed Surface Water Disposal</b>
Public Sewer/Drain [ <input checked="" type="checkbox"/> ]    Soakpit [ <input type="checkbox"/> ]
Watercourse [ <input type="checkbox"/> ]    Other [ <input type="checkbox"/> ] Please specify _____


**21. Details of Public Notice**

Approved newspaper <sup>15</sup> in which notice was published	The Echo
Date of publication	16 <sup>th</sup> April 2025
Date on which site notice was erected	16 <sup>th</sup> April 2025

**22. Application Fee**

<i>Fee Payable</i>	<b>€46,363.20</b>
<i>Basis of Calculation</i>	Basis of Calculation (see the accompanying Form 19 Appendix 1)  348 units x €130 = 45,240 Creche area 156 sqm x €7.20 = 992.02 = €46,363.20

**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:**

<i>Signed (Applicant or Agent as appropriate)</i>	 Órla Casey
<i>Date</i>	17 <sup>th</sup> April 2025

**NB Please ensure that, where appropriate, the attached Supplementary Application Form is also fully completed.**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

**Privacy & Data Protection:**

Personal information is collected by Cork City Council to enable the Planning Authority to process your application for planning permission. Legally the Planning Authority can process this information as it has been obtained with your consent and it is necessary in order to comply with statutory/legal obligations.

The protection of your personal data is a key priority for the Council and your data will be processed in line with the Council's Privacy Policy which is available at <https://www.corkcity.ie>

Should you have any questions about the Council's Privacy Policy or the information that Cork City Council hold about you, please contact the Council by email to [dataprotection@corkcity.ie](mailto:dataprotection@corkcity.ie) or write to the Data Protection Officer, Cork City Council, City Hall, Cork, Ireland.

The planning process is an open and public one.

In that context, all planning applications and supporting documentation submitted will be available publicly to view online and at the Planning Authority offices.

The Planning Authority publish weekly lists of planning applications received as well as weekly lists of planning decisions. This information is placed on Cork City Council's website in accordance with the policy of the Planning Authority.



**SUPPLEMENTARY APPLICATION FORM**

Please answer all questions fully

1. Is this application in respect of a redevelopment to the family home: Yes [ ☐ ] No [ ☒ ]

**N.B** – The *family home* above must be your permanent private residence.  
Your response will determine the level of Development Contribution payable.

2. If the response to **Question 1** is Yes and if the Applicant's address supplied at **Question 1.1** is not the location of the proposed development, please clarify why this is the case:

N/A

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**3. Schedule of Floor Areas and Uses**

- (a) A schedule of proposed floor areas and uses shall be provided with all applications.
- (b) Where a change of use is proposed, a Schedule of existing/permitted uses and floor areas shall be provided.
- (c) For Residential/Apartment development, a Schedule of floor areas of each unit shall be provided.

**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate.**



Signed: \_\_\_\_\_

Date: 18/04/2025

(Applicant or Agent as appropriate)

**This form should be accompanied by the following documentation:**

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

**ALL Planning Applications**

- × The relevant page of newspaper that contains notice of your application
- × A copy of the site notice
- × 6 copies of site location map<sup>16</sup>
- × 6 copies of site or layout plan<sup>16+17</sup>
- × 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
- × The appropriate Planning Fee

**Where the applicant is not the legal owner of the land or structure in question:**

- × The written consent of the owner to make the application

**Where the application is for residential development that is subject to Part V of the 2000 Act:**

- × Details of the manner in which it is proposed to comply with section 96 of Part V of the Act including, for example,
  - (i) details of such part of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
  - (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.

*Or*

- ☐ A certificate of exemption from the requirements of Part V

*Or*

- ☐ A copy of the application submitted for a certificate of exemption.

**Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:**

- ☐ Information setting out the basis on which section 96(13) is considered to apply to the development. **N/A**

**Where the disposal of wastewater for the proposed development is other than to a public sewer:**

- ☐ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed. **N/A**

**Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):**

- ☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure. **N/A**

**Applications that refer to a material change of use or retention of such a material change of use:**

- ☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed. **N/A**

**Where an application requires an Environmental Impact Statement:**

- ☐ An Environmental Impact Statement **N/A**

**Applications that are exempt from planning fees: **N/A****

- ☐ Proof of eligibility for exemption<sup>18</sup>

**Directions For Completing This Form.**

1. Grid reference in terms of the Irish Transverse Mercator.
2. “The applicant” means the person seeking the planning permission, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; i.e. Floor areas must be measured from inside the external wall.
6. Where the existing land or structure is not in use, please state most recent authorised use of the land or structure.
7. Part V of the Planning and Development Act 2000 as amended applies where –
  - the land is zoned for residential use or for a mixture of residential and other uses;
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing; and
  - the proposed development is not exempt from Part V.
8. Under section 97 of the Planning and Development Act 2000 as amended, applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.
9. Under section 96(14) of the Planning and Development Act 2000 as amended, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
10. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for the Environment, Heritage and Local Government. For information on whether national

monuments are in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of the Environment, Heritage and Local Government (1890 20 20 21).

11. An Environmental Impact Statement (EIS) is required for classes of development prescribed by Article 93 and Schedule 5 of the Planning and Development Regulations 2001-2015. In accordance with Article 103 of the Planning and Development Regulations 2001, an EIS may also be required for developments below the prescribed threshold if the planning authority considers that the development is likely to have significant effects on the environment or, where the development would be located on or in an area, site, etc. set out in Article 103(2), it considers that the development would be likely to have significant effects on the environment of that area, site, etc.
12. Demolition of a habitable house requires planning permission.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000. While it is not mandatory, a pre-planning consultation is recommended. The applicant should contact the planning authority to arrange specific times and locations. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2015.
17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.
19. The name and address of the Applicant and Agent (if any) should be included here.

## **Appendix A – Letter of Consent**



Energy for  
generations

[esb.ie](http://esb.ie)

27 Sráid Mhic Liam Íochtarach  
Baile Átha Cliath, D02 KT92, Éire  
Fón +353 1 676 5831

27 Lower Fitzwilliam Street  
Dublin, D02 KT92, Ireland  
Phone +353 1 676 5831

Planning Development Management,  
Cork City Council,  
City Hall,  
Cork  
17 January, 2025

Dear Sir/Madam,

RE: ESB Lands at Sarsfield Road, Wilton, Cork

The ESB is the owner of lands highlighted yellow and located at Sarsfield Road in the attached Location Map, prepared by Reddy Architects.

We wish to confirm consent for the inclusion of these lands within the application for planning permission for proposed residential development at Sarsfield Road, Wilton, on behalf of the Land Development Agency.

Please note that this consent does not convey to the Land Development Agency any interest in the subject land and is for the sole purpose of allowing a planning application to be made. This consent letter is not intended to be a reflection on the merits or otherwise of this planning application and ESB may make separate submissions to the relevant Authority under the Planning and Development Acts 2000 (as amended).

This letter of consent does not give permission to access the land for the execution of the proposed works.

Yours sincerely,

*Niall Dineen*

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Niall Dineen  
Head of ESB Group Property & Security





## **Appendix B – Proof of Payment of Planning Application Fee**



# Transaction confirmation

## Transaction details

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Amount	EUR 46,233.00
My statement message	CORK CITY COUNCIL
Payee message	Planning Applicati
Type	Debit
Currency	EUR
Additional information for payee	Planning Application Fees Stage 1 - Planning - ESB, Wilton.
Payment option	Standard
AIB reference no	JSC
Payment status	Completed
Payment reference	638
Transaction Date	26/02/2025 14:58

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## Payer details

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Name	THE LAND DEVELOPMENT AGENCY
Currency	EUR
Account	092

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## Payee details

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Payee name	CORK CITY COUNCIL
Payee account	086
Payee address	66 South Mall Cork, T12 T997 , Ireland
Payee bank details	086 AIBKIE2D, Ireland

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# Transaction confirmation

## Transaction details

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Amount	EUR 131.00
My statement message	CORK CITY COUNCIL
Payee message	LRD Planning Appli
Type	Debit
Currency	EUR
Additional information for payee	LRD Planning Application Fees Stage 1 - ESB, Wilton.
Payment option	Standard
AIB reference no	██████████ CUK
Payment status	Completed
Payment reference	██████████ 641
Transaction Date	04/03/2025 17:19

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## Payer details

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Name	THE LAND DEVELOPMENT AGENCY
Currency	EUR
Account	██████████ 092

---

## Payee details

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Payee name	CORK CITY COUNCIL
Payee account	██████████ 086
Payee address	66 South Mall Cork, T12 T997 , Ireland
Payee bank details	██████████ 086 AIBKIE2D, Ireland

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