

CORK CITY COUNCIL

SITE NOTICE OF FURTHER INFORMATION/REVISED PLANS

Reference Number of the Application: Cork City Council Reg. Ref. 25/43819

The development applied for consisted of: 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. 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 watermain 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. The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2022-2028. The Application may also be inspected online at the following website set up by the applicant: LRD Website: www.ldawiltonlrd.com.

Significant Further Information / Revised Plans have been furnished to the planning authority in respect of this proposed development, and are available for inspection or purchase at the offices of the authority at City Hall, Cork during its public opening hours. A submission or observation in relation to the further information or revised plans may be made in writing to the planning authority within the statutory time limit. A submission or observation must be accompanied by the prescribed fee, except in the case of a person or body who has already made a submission or observation.



Signed: Órla Casey (Agent), Tom Phillips + Associates, Mathew House, Father Mathew Street, Cork City, T12 TN56. Date of Erection of Site Notice: 24th July 2025