

# PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

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## PLANNING APPLICATION FORM (Part 1)

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

### 2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	former Ballinacurra Mill Buildings (Protected Structure Ref. 523), Rosehill House (Protected Structure Ref. 520), and Eastville House (NIAH Ref. 20907636), Ballinacurra, Ballynacorra West, Middleton, Co. Cork
Ordnance Survey Map Ref No (and the Grid Reference where available)	6388C Grid Eastings: 588,758 Grid Northings: 571,684

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

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

### 4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

### 5. Applicant <sup>2</sup>

Name(s)	Ballinacurra Project Limited Partnership
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	Contact details of Applicant to be supplied at Question <sup>23</sup>
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**6. Where Applicant is a Company (registered under the Companies Acts):**

Name(s) of company director(s)	Conor McCarthy and Stephen Egan (Applicant is a limited partnership)
Registered Address (of company)	c/o Solas Financial Island House, Unit 1 Great Island Enterprise Park Ballincollig Co. Cork P31 P973
Company Registration No.	LP2568

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

Name	David Mulcahy
	Address to be supplied at the end of this form. (Question 24)

**8. Person responsible for preparation of Drawings and Plans: <sup>3 & 16</sup>**

Name	John Hegarty
Firm/Company	Fourem Architects

**9. Description of Proposed Development:**

<p>Brief description of nature and extent of development <sup>4</sup></p>	<p>The proposed development will consist of: The demolition of 1,165sq.m of structures associated with the former Mill and demolition of 3 no. vacant dwellings, outbuilding associated with Eastville House and an extension to the rear of Rosehill House. The provision of 128 residential units, (103 dwellings and 25 no. apartments) as follows: • Construction of 92 no. new dwelling houses ranging from 2 to 3 storeys in height (comprising of 39 no. 2 bedroom houses, 36 no. 3 bedroom houses and 17 no. 4 bedroom houses), • The conversion/change of use of existing structures to 8 no. dwelling houses (1 no. 3 bedroom dwelling in Rosehill House outbuildings and 3 no. 2 bedroom dwellings and 4 no. 3 bedroom dwellings in the Mill Buildings), • The repair and conservation of Rosehill House to 1 no. 4 bedroom dwelling, and conversion of Eastville House to 1 no. 2 bedroom dwelling and 1 no. 3 bedroom dwelling, • The conversion/change of use of existing mill building structures ranging from 3 to 4 storeys in height, to 25 no. apartments (comprising of 1 no. ground floor Studio and 10 no. 1 bedroom apartments and 14 no. 2 bedroom apartments in existing Mill buildings from first to third floor), The construction of 1 no. single storey creche, 1 no. single storey café and 1 no. ESB substation and the conversion/change of use of former mill buildings into 2 no. ground floor retail units, 1 no. ground floor commercial office unit and 1 no. ground floor medical centre unit. Ancillary works are also proposed including provision of roads, footpaths, public open space, communal open space, private open spaces, 214 car park spaces, 114 cycle spaces, EV charging spaces, drainage infrastructure, 2 no. access points (one off Rose Lane and one off Cloyne Road, R629) and all associated site works including play area, landscaping and boundary treatments. It is also proposed to carry out new car parking arrangements along part of Rose Lane to the north of the site measuring c.0.057 hectares (bringing gross site area to c.3.677 ha). A Natura Impact Statement is submitted to the Planning Authority with this application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority. The Planning Application may be inspected online at the following website: <a href="http://www.ballinacurramillrd.com">www.ballinacurramillrd.com</a></p>
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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	A. Owner X	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure.		
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		

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**11. Site Area:**

Area of site to which the application relates in hectares	3.677
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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 sq m	0.00
Gross floor space of proposed works in sq m	14,664.00
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	1,165.00

**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 sq m
class1	13811
class4	853

**14. In the case of residential development please provide the following,**

**(a) Breakdown of residential mix:**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	43	42	18	0	103
Apartments	1	10	14	0	0	0	25
Number of car parking spaces to be provided							Total: 214

**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)	Former Mill Buildings and Rose Hill House and Eastville House
Proposed use (or use it is proposed to retain)	Combination of residential and commercial uses
Nature and extent of any such proposed use (or use it is proposed to retain)	Combination of residential use and commercial use - refer to Design Statement

**16. Social and Affordable Housing**

Please tick appropriate	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? <sup>7</sup>	X	

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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, (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 (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." (iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

The applicant owns the site since 2020 and therefore a 10% Part V requirement applies. Please refer to the email from Cluid Housing Association contained in the Cover Letter which outlines a preliminary agreement with the Housing Section in Cork Co. Co. in respect of the proposed apartments (25) to form the Part V element of the scheme, along with Part V drawings prepared by Fourem Architects

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, as amended <sup>8</sup> , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended <sup>9</sup> , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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## 17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	X	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	X	
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 <sup>10</sup>	X	
Does the proposed development require the preparation of an Environmental Impact Statement <sup>11</sup> ?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area <sup>12</sup> ?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?	X	

## 18. Site History

<b>Details regarding site history (if known)</b>
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Has the site in question ever, to your knowledge, been flooded?  
Yes [ ] No [X]  
If yes, please give details e.g. year, extent:  
Are you aware of previous uses of the site e.g. dumping or quarrying?  
Yes [ ] No [X]  
If yes, please give details:

**Are you aware of any valid planning applications previously made in respect of this land/structure?**

Yes [X] No [ ]  
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:

Reference No.: 08/8077	Date: 24/07/2008
Reference No.:	Date:
Reference No.:	Date:
Reference No.:	Date:

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.

**Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development <sup>13</sup> ?**

Yes [ ] No [X].  
An Coimisiún Pleanála Reference No.: .

## 19. Pre-application Consultation

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

Yes [X] No [ ]  
If yes, please give details: s.32B Meeting

Reference No. (if any): PPE 22.605

Date(s) of consultation: 2025-06-04

Persons involved: Tom Watt, Enda Quinn, (Planning) Dave Clarke (Engineer) Greg Collins (Architecture), Elena Turk (Conservation), Michael Purdon - Cork Co. Co. David Mulcahy, John Hegarty, Kate Murphy, Conor McCarthy, Tom O'Donnell, Ken Manley - client team.

## 20. Services

### Proposed Source of Water Supply

Please indicate whether existing or new:

Existing [ ]

New [X]

Not Applicable [ ]

Public Mains [X]

Group Water Scheme [ ]

Private Well [ ]

Other (please specify) [ ]

Name of Group Water Scheme (where applicable)

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### Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing [ ]

New [X]

Not Applicable [ ]

Public Sewer [ ]

Conventional septic tank system [ ]

Other on-site treatment system (Please specify) [ ]

Proposed Surface Water Disposal	
Public Sewer/Drain [X]	RECEIVED: 09/02/2026
Soakpit [ ]	
Watercourse [ ]	
Other (Please specify) [ ]	
Not Applicable [ ]	

## 21. Details of Public Notice

Approved newspaper in which notice was published	Echo
Date of publication	09-02-2026
Date on which site notice was erected <sup>17</sup>	06-02-2026

## 22. Application Fee

Fee Payable <sup>18</sup>	33,151.00
Basis of Calculation	128 residential units x €130 = €16,640 Commercial floor area = 853sq.m x €7.20 = €6,141.60 Natura Impact Statement = €10,000 Class 13 = €369.40 Total Fees: €33,151.00 (Refer to BTF0026239 €31,781.60 + €1000.00 and BTF0026407 €369.40)

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 Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

### To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____