

# **CORK CITY COUNCIL**

## **SITE NOTICE**

We, **O'Flynn Construction Co. Unlimited Company**, intend to apply for a **ten year Permission**

For development at

**Maglin, Carrigrohane and Ballynora (townlands), Ballincollig, Cork**

The development will consist of:

**A 10-year permission for the following Large Scale Residential Development (LRD) comprising the demolition of the existing farmhouse and associated outbuildings on site, the construction of 1,150 no. residential units to include 638 no. dwelling houses (comprising a mix of 2, 3 and 4 bed detached, semi-detached and townhouse units) and 512 no. apartments/duplex units (including a mix of 1, 2 and 3 bed units in 9 no. blocks ranging in height from 3 to 5 storeys; and the restoration and refurbishment of Maglin House and the existing gate lodge to provide 3 no. apartments), 1 no. creche, 3 no. retail units, a section of the Maglin Urban Expansion Area Sustainable Access Corridor (which includes cycle lanes, footpaths, bus lanes, and road carriageway), and all associated ancillary development works including vehicular and pedestrian access, drainage, footpaths & cycle lanes, landscaping, amenity and open space areas, boundary treatments (including landscaped berm and acoustic fence on the southern boundary adjoining the N22), bicycle and car parking, bin storage, the undergrounding of the existing 38kv overhead line currently traversing the site, public lighting and all other ancillary development at Maglin, Carrigrohane and Ballynora (townlands), Ballincollig, Cork.**

**An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report and 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 Local Authority.**

**The application may be inspected online at the following website set up by the applicant: [www.maglinlrd.com](http://www.maglinlrd.com)**

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, City Hall, Cork, during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

**Signed:**



**For and on behalf of O'Flynn Construction Co. Unlimited Company,  
McCutcheon Halley,  
6 Joyce House, Barrack Square,  
Ballincollig, Co. Cork**

**Date of erection of site notice**

**09 October 2025**