Bantry BT-R-05

A 2.33 hectare site zoned new/proposed residential (BT-R-05), on the 2026 zoned-land tax map, outside the mapped flood zones. 10 planning applications on the site and 70 within 300 m are in the national planning dataset.

Cork County Council · 2.33 ha · Boundary from the zoned-land tax map. Open in OpenStreetMap

Report SR-20261125-BT-R-05, version 1 · 2026-11-25 · Site planning report · Siteline

Sample report. Built automatically from public data on 2026-11-25; a person checks every paid report before it's sent.

At a glance

Some issues

Several things need checking or managing, none of them a stopper on the evidence here.

Site	Homes	Break-even price	New homes nearby	Council decisions
2.33 ha	**about 46**	**€372k**	**€320k**	**19.3 weeks**
5.8 acres	estimate, range 30–65	a new home incl. VAT; too few sales to value land	median incl. VAT, P75 Bantry; 16 sales	median; 66% took over 10 weeks

Worth checking

Permission. A scheme for 54 homes (21/833) was refused on appeal in February 2024. An application for 53 homes (26/2468) has been waiting for a decision since September 2026.

Water and services. Water and wastewater capacity isn't public in a re-usable form: ask Uisce Éireann.

Homes and value. Only 16 new homes sold in P75 Bantry in a year: too few to value the land. Break-even is about €372k a home including VAT; the local median, €320k, is below it.

No concerns

Zoning, flood, heritage and archaeology, protected habitats, and ground and surroundings.

Top risks and next steps

1 **Permission.** Follow 26/2468 on the council's planning portal and ask the vendor about it. · You

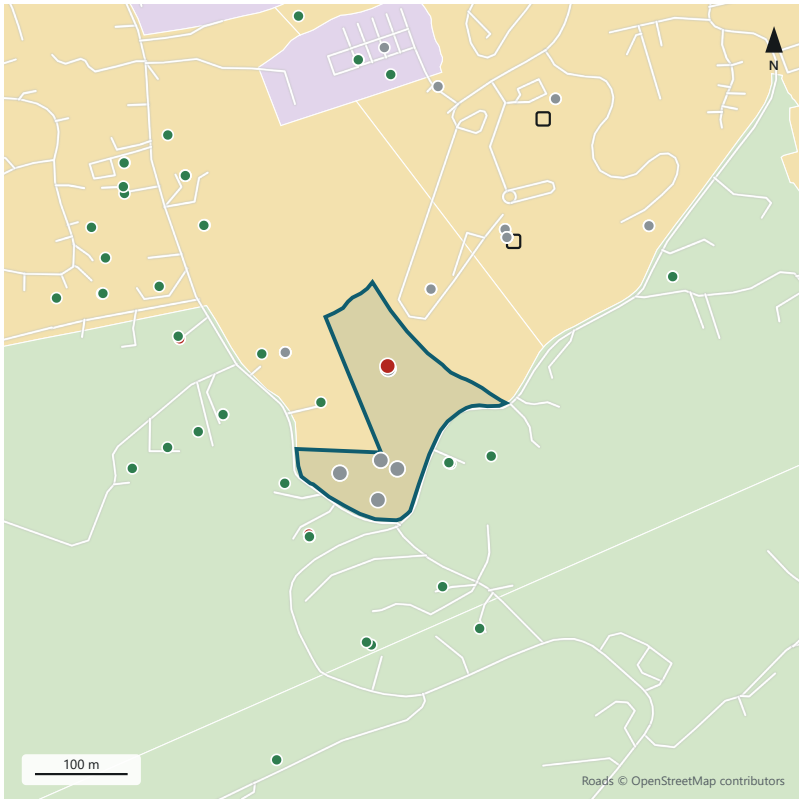
2 **Homes and value.** Ask a local selling agent what new homes here would sell for before putting a value on the land. · You

3 **Water and services.** Make a pre-connection enquiry for a Confirmation of Feasibility. · Uisce Éireann

21 facts read from public records, 1 estimates, 2 to confirm by hand. The outlook sums up constraints in the public record; it doesn't predict a planning decision. Money figures are indications, not a valuation.

What this means	Housing is the zoned use (BT-R-05, Medium B density).
	There's no permission on the site, so any scheme needs a full planning application.
	The owner pays 3% of the land's value every year while it's on the zoned-land tax map. That cost can make an owner keener to sell or build.
	A scheme for 54 homes (21/833) was refused on appeal in February 2024. The reasons in An Coimisiún Pleanála's order show what would have to change for a scheme to succeed here.
	An application for 53 homes (26/2468) has been waiting for a decision since September 2026. Its outcome could change what the site is worth: follow it on the council's planning portal.
	In Cork County Council, 66% of housing applications take more than ten weeks, usually because of a further-information request. Allow for that in the timeline.
	7 housing schemes of 5 or more homes were decided within 2 km in the last 6 years; 5 granted, 2 refused, after 1 appeal.
	No land value is given: only 16 new homes sold in P75 Bantry in the 12 months to September 2026. For about 46 homes at average costs, new homes would need to sell for about €372k including VAT to cover building and a 15% profit before anything is paid for the land. The local median, €320k, is below that, so at today's prices a scheme may not pay for itself.

The site and what's around it



- The site
- Residential zoning
- Town centre or mixed use
- Open space, amenity or agriculture
- Business or industry
- Community, utilities or infrastructure
- Flood zone A or B
- Conservation area
- Monument zone of notification
- Heritage inventory building
- Recorded monument
- School
- Railway station
- Application granted
- Application refused
- Not decided, withdrawn or invalid

Zoning

Plan	Zone in the plan	Type	Share of site	Description
Cork County Development Plan 2022	Residential	New/proposed residential	100%	Promote development mainly for housing, associated open space, community uses and, only where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area.

BT-R-05: Medium B Density Residential Development with appropriate access. New development should be set back from watercourses on the boundary of this zone. Traffic impact Assessment. (specific objective, from the 2026 zoned-land tax map)

Zoning comes from the Department of Housing's national zoning map (myplan.ie), which puts each council's plan into common types. Cork County Council's own plan is the legal source (plan document); check it, and any later variation, before relying on the zoning.

Planning route

What a housing scheme of the estimated size would go through here.

Which law applies

Applications lodged up to 25 November 2026 are decided under the Planning and Development Act 2000. From 26 November 2026 the Planning and Development Act 2024 applies.

Pre-application consultation
Ask the council for a pre-application meeting before designing the scheme. It's free, and the planner will say what the council expects on density, access and layout.

Part V social and affordable housing
About 9 of the estimated 46 homes (20%) would go to the council for social and affordable housing, at least half of them social. The council pays for them; agree the details before applying.

Environmental impact assessment
Below 250 homes and 5 ha, only a preliminary examination is needed, under the draft 2026 regulations.

Water and wastewater
Make a pre-connection enquiry to Uisce Éireann for a Confirmation of Feasibility. Councils expect it with housing applications, and it's the only reliable check on capacity.

Development contributions
About €1,333 a home under Cork County Council's scheme (€19.04/m² over 70 m² of a 110 m² house), about €61,318 for 46 homes. Water and wastewater connection charges are extra.

Housing permissions within 2 km

7 housing schemes of 5 or more homes decided within 2 km in the last 6 years: 5 granted, 2 refused; median decision time 32.1 weeks.

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
22/583	2022-09	6	—	Construct 6 no. dwelling houses and associated site works	Granted	32.1 likely FI	1.0 km
21/833	2021-12	54	—	Residential development consisting of the following: (i) 42 no. dwelling houses, 3 no. apartment blocks each including 4 no. apartments, and 2 no. ser…	Refused Refused on appeal, Feb 2024	40.7 likely FI	0.0 km
21/533	2021-07	18	—	Permission sought to (A) Complete 8 no. dwellings (house numbers 17-24 inclusive) currrently at various stages of construction (permitted as part of D…	Granted	49.7 likely FI	1.8 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
20/624	2020-11	8	—	Demolition of 2 no. semi-detached dwellinghouses, construction of 3 no. detached dwellinghouses and apartment building consisting of 8 no. 1 bed units…	Refused	8.9	1.0 km
20/527	2020-09	36	—	Construction of 36 number residential units including all ancillary site services, landscaping and access roads	Granted	28.1 likely FI	1.6 km
20/404	2020-07	10	—	Permission for the following works to the Vickery's Inn Complex (previous planning refs: 14/00704 and 17/00537): A) change of use of 10 no. apartments…	Granted	18.7 likely FI	0.7 km
20/128	2020-03	7	—	Permission for the redevelopment of an existing three storey commercial/residential premises, incorporating The Anchor Tavern, the former Paper Shop a…	Granted	47.9 likely FI	0.8 km

Homes are the larger of the recorded number and the number in the description. "Per ha" is homes per hectare of the recorded site area. The decision is the final one: where a scheme was appealed, An Coimisiún Pleanála's. This council doesn't record site areas in the national dataset, so densities can't be shown.

Planning history on the site

Ref	Received	Proposal	Decision	Weeks	Distance
26/2468	2026-09-22	Permission is being sought for a residential development consisting of 45no. dwelling houses and 8no. apartments, and all associated site works including installation of roads, footpaths, playground and amenity areas, ve…	Awaiting decision		0 m

Ref	Received	Proposal	Decision	Weeks	Distance
26/2196	2026-08-21	permission for a residential development consisting of 45no. dwelling houses and 8no. apartments, and all associated site works including installation of roads, footpaths, playground and amenity areas, vehicle and bike p…	Invalid		0 m
21/833	2021-12-01	Residential development consisting of the following: (i) 42 no. dwelling houses, 3 no. apartment blocks each including 4 no. apartments, and 2 no. serviced sites, (ii) installation of playground, (iii) installation of 2 …	CONDITIONAL Refused on appeal, Feb 2024	40.7 likely FI	0 m
10/445	2010-06-25	1) Construction of 1 no. dwelling house and domestic garage 2) installation of wastewater treatment plant and 3) all associated site works	REFUSED	7.4	0 m
10/427	2010-06-18	1) Construction of 1 No. dwelling house 2) Construction of detached domestic garage 3) Installation of wastewater treatment plant and 4) all associated site works	REFUSED	7.7	0 m
10/409	2010-06-11	Construction of 1 no. dwelling house, detached domestic garage, installation of wastewater treatment plant and all associated site works	Invalid		0 m
10/413	2010-06-11	Construction of 1 no. dwelling house and domestic garage, installation of wastewater treatment plant and all associated site works	Invalid		0 m
07/1996	2007-07-23	Dwellinghouse and garage	REFUSED	8	0 m
07/1509	2007-06-08	Dwellinghouse and garage	Invalid		0 m
07/699	2007-03-12	Dwellinghouse and garage	Withdrawn		0 m

Within 300 m

Ref	Received	Proposal	Decision	Weeks	Distance
23/520	2023-09-15	Conversion of attic to habitable accommodation and for new dormer windows and rooflights to same	CONDITIONAL	7.7	88 m
23/485	2023-09-01	Retention of alterations and extensions to dwellinghouse and permission for demolition of existing porch and to undertake all associated site works	CONDITIONAL	28.7 likely FI	260 m
23/416	2023-07-27	Permission for alterations and construction of an extension to existing garage and for change of use of said garage into granny flat accommodation for use ancillary to the main dwelling and all associated site works	REFUSED Refused on appeal, Jun 2024	19 likely FI	159 m
23/192	2023-04-11	Construction of a building comprising offices, interview rooms, waiting areas, meeting rooms and ancillary accommodation. The proposal also includes for carparking spaces, cycle parking, hard and soft landscaping and all...	CONDITIONAL	12.3 likely FI	225 m
22/783	2022-12-21	Construction of a dwelling house and all associated site works	CONDITIONAL	8.7	273 m
22/547	2022-08-26	Alterations and construction of extensions to existing garage and change of use of said garage into granny flat accommodation for use ancillary to the main dwelling, and all associated site works	REFUSED	7.9	159 m
20/280	2020-06-04	Permission for retention for minor alterations to Primary Healthcare Centre building permission under 16/00743 and 18/00327, retention of (a) minor alterations to elevations, internal layout and ridge levels, (b) minor i...	CONDITIONAL	25 likely FI	240 m

Ref	Received	Proposal	Decision	Weeks	Distance
20/15	2020-01-20	Construction of a covered pedestrian walkway between Bantry General Hospital and Bantry Primary care centre and for the construction of a foul sewer and all associated site works	CONDITIONAL	7.7	298 m
19/605	2019-09-20	Construction of bungalow and associated site works	CONDITIONAL	37.4 likely FI	273 m
18/327	2018-06-11	Permission for the change of use from medical mobility equipment unit to dispensary and all associated site development works	CONDITIONAL Granted on appeal, Apr 2019	7.6	240 m
16/743	2016-12-05	Planning permission for the construction of a Primary Health Care Centre. The development will consist of the following (1) a split-level building ranging from two storeys to single storey. The building will contain HSE ...	CONDITIONAL	8.1	240 m
16/533	2016-08-19	The demolition of existing lean to boiler house and the construction of an extension and minor alterations to existing dwelling and all associated site works including the upgrading of the waste water treatment system an...	CONDITIONAL	6.9	54 m
16/504	2016-08-08	Demolition of existing lean to boiler house and the construction of an extension and minor alterations to existing dwelling and all associated site works including the uprading of the waste water treatment system and per...	Invalid		54 m
16/97	2016-02-19	Alterations and extensions to an existing dwelling house, including the change of use of an attached garage to an art and hobby room and all associated site works	CONDITIONAL	9.7	19 m
15/530	2015-09-17	Dwelling House and all associated site works	UNCONDITIONAL	6.1	226 m

Ref	Received	Proposal	Decision	Weeks	Distance
15/2	2015-01-07	Removal of 2no. existing wind turbines and provision of additional solar array to roof of Bantry Community College and and a new array installed on the roof of the Gaelscoil Bheanntrai	CONDITIONAL	7.1	148 m
14/646	2014-11-10	The removal of 2 nr existing wind turbines and provision of additional solar array to roof of Bantry Community College and a new array installed on the roof of the Gaelscoil Bheanntrai	Invalid		148 m
14/621	2014-10-28	The removal of 2 nr existing wind turbines and provision of additional solar array to roof of Colaister Pobail and a new array installed on the roof of the Gael Scoil Bheanntrai	Invalid		148 m
13/678	2013-12-06	Permission for demolition of main part of fire-damaged dwelling house, construction of replacement part of same with dormer design and all associated site works	CONDITIONAL	12 likely FI	25 m
13/636	2013-11-15	Construct a link building for habitable purposes between two number existing residential accommodation units and all associated site works	CONDITIONAL	7.4	164 m
13/5	2013-01-09	Prefabricated metal shed for the storage of caretakers equipment	CONDITIONAL	6.3	280 m
12/775	2012-12-19	Prefabricated metal shed for the storage of caretakers equipment	Invalid		280 m
12/537	2012-08-21	Construct a sluice room building to serve 4 no. existing accommodation units	CONDITIONAL	5.9	164 m
12/27	2012-01-23	To construct an extension to garage/store	CONDITIONAL	5.3	136 m
10/805	2010-11-19	Dwelling house and all associated site works	CONDITIONAL	8.4	226 m
10/697	2010-10-15	Construct a vehicular entrance to lands	CONDITIONAL	5.7	223 m

Ref	Received	Proposal	Decision	Weeks	Distance
10/691	2010-10-12	Construct a vehicular entrance to lands	Invalid		223 m
09/2165	2009-12-14	Provision of 2 no. wind turbines each of height c.20m to be located at the southern end of the school site and which will serve the new primary and post primary school development which is subject of a separate, concurre…	CONDITIONAL	7.6	49 m
09/2145	2009-12-04	The provision of 2 no. wind turbines each of height c.20m to be located at the southern end of the school site and which will serve the new primary and post primary school development which is subject of a separate, conc…	Invalid		49 m
09/2110	2009-11-18	Development will comprise of the following: Construction of a part single/two/three storey post primary school (“Bantry Community College”) for educational purposes, which will accommodate c.700 pupils, comprising 47no. …	CONDITIONAL	9	148 m

And 40 older applications within 300 m, not listed.

Of the 57 nearby applications with a decision, 53 were granted (93%) and 4 refused. "Likely FI" marks a decision that took more than ten weeks, which almost always means the council asked for further information. Across Cork County Council, 66.0% of housing applications decided in 2022-2025 took more than ten weeks, which usually means a further-information request. 18.7% were refused, and the median decision took 19.3 weeks.

Homes and money

At 20–35 homes a hectare (Medium B), and with 65–80% of the site usable for homes once roads and open space are allowed for, the site could take about **30–65 homes**, 46 in the middle. The range comes from the plan's own density band for this zone (Cork County Development Plan 2022, Volume 1, Table 4.1, Objective HOU 4-7).

Local prices

New homes (median, including VAT)	€320k	16 sales; up 3% on a year earlier
Existing homes (median)	€269k	124 sales; up 6% on a year earlier
New homes, Cork County (2025)	€425k	existing €340k; 1,843 new sales

P75 Bantry, 12 months to September 2026. Area chosen by: Eircode area named after the town. Source: CSO Residential Property Price Index (CC BY 4.0), from stamp duty returns; sales are household purchases (CSO HPM04). A median of fewer than 30 new-home sales isn't used to value land.

Break-even price

Only 16 new homes sold in P75 Bantry in the 12 months to September 2026. A median from so few sales can swing a long way, so no land value is worked out from it. Instead, this is the price new homes would have to sell for to cover average building costs and a normal profit, with nothing left for the land.

Homes	46	37 sold on the open market, 9 to the council under Part V at cost
Building and development costs	€276k a home	house, site works, roads and services, contributions and connections, fees, sales and finance
Builder's profit	15%	of all costs
Break-even price	**€372k**	**a new home including VAT (€328k without); below this the land has no value for housing**

Each €10,000 that new homes here sell for above €372k adds roughly **€264k** to what a builder could pay for the land for this scheme. Ask a local selling agent what new homes would sell for, and work from their figure.

An indication for a first look, not a valuation. Costs are the Department of Housing's Cork example for a 110 m² three-bed semi (Q1 2025 prices; Insights into Total Development Costs 2025, Department of Housing (prepared by Mitchell McDermott, December 2025; costs at Q1 2025)), the same for every site. Part V homes are counted at cost, a simplification; stamp duty on the land is allowed for in the figure per €10,000. Cork County Council's development contributions come to about €1,333 a home, inside the costs above.

Constraints checked

Constraint	Result	Nearest
Flood Zone A (Cork County Development Plan 2022)	None within 100 m	—
Flood Zone B (Cork County Development Plan 2022)	None within 100 m	—
Architectural Conservation Area	None within 250 m	—
Heritage buildings (national inventory)	None within 250 m	—
Recorded monuments	None within 250 m	—
Monument zone of notification	None within 100 m	—
Special Area of Conservation	None within 2,000 m	—
Special Protection Area (birds)	None within 2,000 m	—

Ground and surroundings

Radon	Not a high radon area	Standard radon measures apply to all new homes (TGD C).
Groundwater vulnerability	Extreme	Matters if the scheme needs its own wastewater treatment; on mains drainage it rarely does.
Landslide susceptibility	Low	From the GSI's national map, at 1:50,000.

Licensed facilities and closed landfills within 500 m (EPA)

- None within 500 m.

Schools and transport within 2 km

- Nearest schools: Coláiste Pobail Bheanntraí - Bantry Community College (150 m); Gaelscoil Bheanntraí (255 m); Scoil Mhuire agus Bharra - Seskin Campus (584 m)
- Bus stops within 500 m: 0 (nearest 930 m)

Water and wastewater

Uisce Éireann publishes capacity registers for every town, but its terms don't allow them to be reproduced, so they aren't summarised here. Look up the town on the capacity registers, and make a pre-connection enquiry for a Confirmation of Feasibility.

Route forward

From now to starting on site takes about **26–59 weeks** (roughly 6–14 months) if there's no appeal. Indicative; each step's range is shown, darker for the quicker end.

Pre-application meeting Request it early; councils book them weeks ahead.		4–8 wk
Surveys, design and reports Topographical survey, design, and any reports the route needs.		8–16 wk
Council decision 8 weeks by law; at Cork County Council, 66% of housing decisions took over 10 weeks, usually because of a further-information request.		8–27 wk
Appeal period Anyone can appeal within 4 weeks of the decision; an appeal adds months.		4 wk
Commencement notice Lodged at at least 14 days before work starts.		2–4 wk

Next steps

1. **You:** Follow 26/2468 on the council's planning portal and ask the vendor about it.
2. **You:** Ask a local selling agent what new homes here would sell for before putting a value on the land.
3. **Uisce Éireann:** Make a pre-connection enquiry for a Confirmation of Feasibility.

Re-check before you bid: the planning data (weekly), the zoned-land tax map (each February), and any permission's expiry date in the council's file.

Questions to ask

The vendor or agent

- Who applied for 26/2468, and will the sale wait for its decision?
- Why was 21/833 refused on appeal?
- Can you send the folio and title plan (Tailte Éireann Land Registry, landdirect.ie)? Are there rights of way, wayleaves, or pipes and cables crossing the site?
- Has the owner made a rezoning request or a submission on the zoned-land tax map?
- What have new homes near the site sold for in the last year, and what would they sell for now?

Your architect or engineer

- Does a scheme of 30–65 homes work, given access, open space, Part V and any buffers?
- Can we build here for less than the average cost, given new homes must sell for about €372k to cover it?

The council

- Would the council support about 46 homes here, and how would it want Part V delivered?
- What does objective BT-R-05 expect on density, access and landscaping?
- Can we have a pre-application meeting before we submit?

Uisce Éireann

- Is there water and wastewater capacity for 46 homes? (A pre-connection enquiry gets a Confirmation of Feasibility.)

Sources

- Council boundaries: National Statutory Boundaries 2026 (Tailte Éireann, CC BY 4.0)
- Zoned-land tax: Final Map for 2026 (Department of Housing, CC BY 4.0) (updated 2026-02-06)
- Zoning: Generalised Zoning Types, current plans (Department of Housing, myplan.ie, CC BY-SA 4.0): Cork County Development Plan 2022, uploaded 2025-05-14
- Planning applications: National Planning Applications (Department of Housing, CC BY 4.0) (latest application for this council in the data: 2026-11-06)
- Appeals: cases since 2016 (An Coimisiún Pleanála, CC BY 4.0) (checked 2026-11-25)
- Building started and finished: commencement notices and completion certificates (National Building Control Office, CC BY 4.0) (updated 2026-11-25)
- Heritage buildings: National Inventory of Architectural Heritage (Department of Housing, CC BY 4.0) (updated 2025-04-03)
- Recorded monuments and zones of notification: Sites and Monuments Record (National Monuments Service, CC BY 4.0) (updated 2026-06-04)
- Special Areas of Conservation and Special Protection Areas (EPA, from NPWS boundaries) (checked 2026-11-25)

- Flood zones A and B and architectural conservation areas: Cork County Development Plan 2022 (Cork County Council open data, CC BY 4.0) (flood zone A updated 2023-05-30; flood zone B updated 2023-06-27; conservation areas updated 2024-02-06)
- Town names: Census 2022 built-up areas (CSO, CC BY 4.0)
- Cork County Development Plan 2022, Volume 1, Table 4.1, Objective HOU 4-7
- Prices: CSO Residential Property Price Index, tables HPM08 and HPA05 (CC BY 4.0) (12 months to September 2026)
- Build and development costs: Insights into Total Development Costs 2025 (Department of Housing) (Q1 2025 costs)
- Cork County Council General Development Contribution Scheme, rates from 1 January 2014 until further notice
- Radon: EPA high radon areas (CC BY 4.0)
- Groundwater vulnerability and landslide susceptibility: Geological Survey Ireland (CC BY 4.0)
- Licensed facilities, quarries and closed landfills: EPA (CC BY 4.0) (checked 2026-11-25)
- Roads, schools and stations: OpenStreetMap contributors (ODbL) (retrieved 2026-11-23)

Report SR-20261125-BT-R-05, version 1. Not yet checked. Prepared by Siteline (hello@sitelineplanning.ie). Siteline is a business name of Nathan Brosnan, sole trader, Cork.

This report compiles public information about the site. It isn't planning, legal or valuation advice and doesn't predict a planning decision. Check anything you rely on with the council and your own professionals. Map data is indicative; boundaries come from published map layers, not a survey.