Clonakilty CK-R-04

A 1.48 hectare site zoned new/proposed residential (CK-R-04), on the 2026 zoned-land tax map, outside the mapped flood zones, with an expired permission for 42 homes (about September 2012). 4 planning applications on the site and 178 within 300 m are in the national planning dataset.

Cork County Council · 1.48 ha · Boundary from the zoned-land tax map. Open in OpenStreetMap

Report SR-20261125-CK-R-04, 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
1.48 ha	**about 43**	**€373k**	**€475k**	**19.3 weeks**
3.7 acres	estimate, range 28–59	a new home incl. VAT; too few sales to value land	median incl. VAT, P85 Clonakilty; 21 sales	median; 66% took over 10 weeks

Worth checking

Permission. An earlier permission (07/50003) has expired. A new application is needed, but the council has accepted housing here before.

Heritage and archaeology. The site is next to a heritage inventory building.

Protected habitats. Clonakilty Bay SAC is about 346 m away: Appropriate Assessment screening.

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

Homes and value. Only 21 new homes sold in P85 Clonakilty in a year: too few to value the land. Break-even is about €373k a home including VAT; the local median, €475k, is above it.

No concerns

Zoning, flood, and ground and surroundings.

Top risks and next steps

1. **Permission.** Read the expired permission's file and book a pre-application meeting. · You
2. **Heritage and archaeology.** Check the council's Record of Protected Structures. · You
3. **Protected habitats.** Commission an Appropriate Assessment screening report. · You
4. **Water and services.** Make a pre-connection enquiry for a Confirmation of Feasibility. · Uisce Éireann
5. **Homes and value.** Ask a local selling agent what new homes here would sell for before putting a value on the land. · You

21 facts read from public records, 4 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 (CK-R-04, Medium A density).

Earlier permissions here have expired, including one for 42 homes (07/50003, about September 2012). A new scheme needs a new application, though the council has accepted development on this site before.

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 building in the national heritage inventory or a conservation area is next to the site. If it's on the council's Record of Protected Structures, the design will need to respect its setting, which usually means a heritage report with the application.

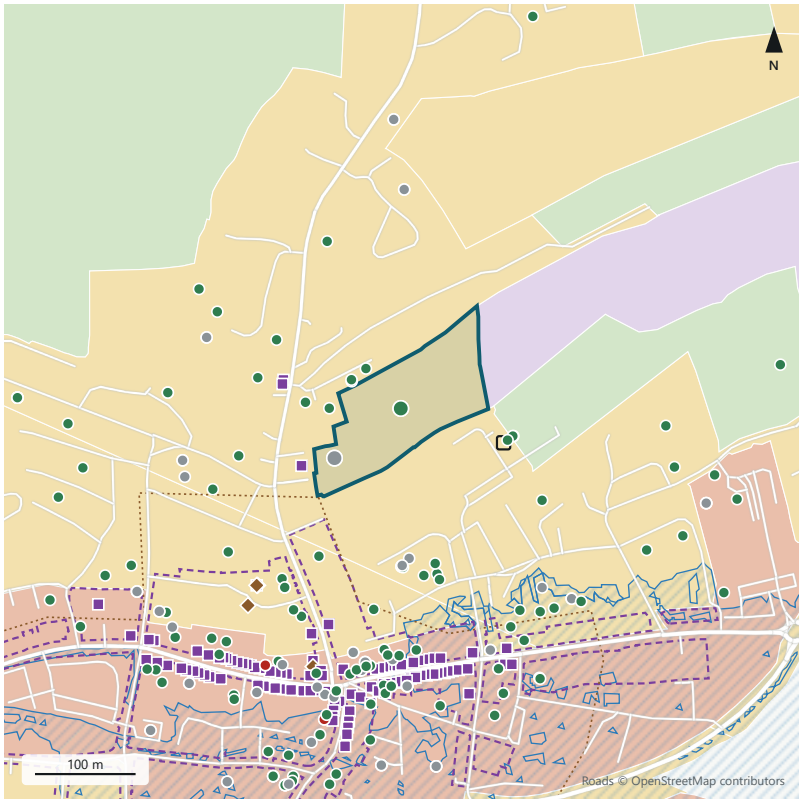
Clonakilty Bay SAC is about 346 m away. Expect Appropriate Assessment screening; if it can't rule out effects, a Natura Impact Statement is needed.

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.

5 housing schemes of 5 or more homes were decided within 2 km in the last 6 years; 3 granted, 2 refused, after 3 appeals. That refusal rate is high: read the reasons.

No land value is given: only 21 new homes sold in P85 Clonakilty in the 12 months to September 2026. For about 43 homes at average costs, new homes would need to sell for about €373k including VAT to cover building and a 15% profit before anything is paid for the land. The local median, €475k, is above that, but a handful of sales can swing a median a long way.

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.

CK-R-04: Medium A density Residential development with regard to protected structure and provision of links to adjoining land. (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.

Permissions on the site

Ref	Homes	Granted	Expires	Status	Started	Proposal
19/411	—	2019-09-17	2024-09-17 (est.)	Expired	no notice	The construction of a dwelling adjoining an existing dwelling. Permission also sought to change the use of the existing dwelling to an ancil…
07/50003	42	2007-09-17	2012-09-17 (est.)	Expired	no notice	Permission to demolish existing shed, construct 42 no. dwelling units comprising of 24 no. maisonettes, 15 no. apartments and 3 no. detached…
05/50010	34	2006-08-08	2011-08-08 (est.)	Expired	no notice	to demolish a dwelling house, construct 34 no. dwelling houses, access road, seweage pumping station and carry out all associated site works

The national dataset holds no expiry dates for this council: (est.) is five years from the grant, the usual duration. A permission can be granted for longer, extended, or kept alive by building work started in time. Check the grant before relying on these dates. Started: the builder's commencement notices, and how many of those homes have a completion certificate (National Building Control Office records, kept since March 2014).

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 43 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.

Appropriate assessment Applies
A protected habitat is within 2 km, so an Appropriate Assessment screening report is needed; if effects can't be ruled out, a Natura Impact Statement.

Architectural heritage Check

A heritage inventory building is next to the site. If it's a protected structure, expect an architectural heritage impact assessment.

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 €57,319 for 43 homes. Water and wastewater connection charges are extra.

Housing permissions within 2 km

5 housing schemes of 5 or more homes decided within 2 km in the last 6 years: 3 granted, 2 refused; median decision time 34.7 weeks.

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
26/2194	2026-08	10	—	The construction of a 3-storey apartment building, comprising of 10 no. apartment units (2no. studios, 2no. 1-bed and 6no. 2-bed units) with individua…	Refused	7.9	0.3 km
25/324	2025-06	246	—	A large-scale residential development (LRD), comprising of 246 no. residential dwellings as follows: 177 no. houses consisting of 3 no. 5-bed dwelling…	Granted Appeal on conditions or contributions only, Mar 2026: the council's decision stands	23.4 likely FI	1.3 km
24/299	2024-06	39	—	Demolition of existing, derelict agricultural buildings and removal of roadside boundary, construction of 39 no. residential units, (comprising 31 dwe…	Granted	34.7 likely FI	0.7 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
23/20	2023-01	93	—	(i) Construction of 93 no. two storey dwellings comprising 19 no. two bed, 67 no. three bed and 7 no. four bed units (19 no. detached, 45 no. semi-det...	● Granted Granted on appeal, Oct 2024	34.9 likely FI	2.0 km
20/740	2020-12	87	—	(i) Construction of 93 no. two and three storey 2,3 and 4 bedroom dwellings (18 no. detached, 46 no. semi-detached & 29 no. terrace dwellings). Each d...	● Refused Refused on appeal, Jul 2022	56.4 likely FI	2.0 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
19/411	2019-06-19	The construction of a dwelling adjoining an existing dwelling. Permission also sought to change the use of the existing dwelling to an ancillary granny flat including alterations to same, a detached domestic garage with ...	● CONDITIONAL	7.3	0 m
19/265	2019-04-23	Construction of an extension and modifications to existing dwelling house, including demolition of a rear extension, the works include incorporating a granny flat, the construction of a new garage with ancillary storage ...	● Invalid		0 m
07/50003	2007-02-07	Permission to demolish existing shed, construct 42 no. dwelling units comprising of 24 no. maisonettes, 15 no. apartments and 3 no. detached dwellings. Proposed 2 no. bin stores and all associated site works	● CONDITIONAL	26.9 likely FI	0 m

Ref	Received	Proposal	Decision	Weeks	Distance
05/50010	2005-04-04	to demolish a dwelling house, construct 34 no. dwelling houses, access road, seweage pumping station and carry out all associated site works	CONDITIONAL	65.1 likely FI	0 m

Within 300 m

Ref	Received	Proposal	Decision	Weeks	Distance
26/2194	2026-08-21	The construction of a 3-storey apartment building, comprising of 10 no. apartment units (2no. studios, 2no. 1-bed and 6no. 2-bed units) with individual private open space areas. The proposed development will also incorpo...	Refused	7.9	273 m
26/1915	2026-07-17	Retain; a) rear extensions to dwelling, b) domestic garage, c) detached greenhouse/ shed, d) detached boiler house/ wc & all associated site works	Grant with Conditions	7.7	206 m
26/1652	2026-06-20	Works on an existing dwelling consisting of: (a) removal of seven PVC windows (b) installation of seven timber sliding sash windows. The dwelling is situated within an Architectural Conservation Area.	Grant with Conditions	6.9	97 m
26/1559	2026-06-11	retain; a) rear extensions to dwelling, b) domestic garage and c) garden domestic outbuildings & all associated site works	Invalid		206 m
26/0966	2026-04-16	(a) removal of seven PVC windows (b) installation of: - three timber sliding sash windows on the ground floor - one timber sliding sash window and one timber sash style window on first and second floor respectively. The ...	Invalid		97 m
26/0587	2026-03-10	Permission for change of use from retail to a pizza takeaway on the ground floor. This involves work to a protected structure.	Grant with Conditions	16 likely FI	197 m

Ref	Received	Proposal	Decision	Weeks	Distance
26/0494	2026-03-02	Permission for installation of new front elevation door for access to vacant residential upper floors, permission to alter the front roof to increase window head height and permission to clad the first and second floor f…	Grant with Conditions	31.1 likely FI	200 m
26/0226	2026-02-04	1. Permission for the construction of a new boundary wall within the rear yard of 55 Patrick Street. 2. Permission for retention of the single storey services / storage area at 55 Patrick Street for commercial purposes a…	Refused Granted on appeal, Aug 2026	7.9	190 m
26/0172	2026-01-28	Permission for change of use from retail to a pizza takeaway on the ground floor.	Invalid		197 m
25/6831	2025-12-17	Installation of new front elevation door for access to the vacant upper floors, to alter the front roof to increase window head height and to clad the first and second floor front elevation with slate	Invalid Application	5.1	200 m
25/6806	2025-12-16	Elevational alterations to the existing front elevation including the addition of a first floor window and associated works	Grant with Conditions	13.4 likely FI	276 m
25/6343	2025-10-30	The construction of a 3-storey apartment building, comprising of 12 no. apartment units (8 no. 1-bed and 4 no. 2-bed units) with individual private open space areas. The proposed development will also incorporate a new g…	Withdrawn		273 m
25/6098	2025-10-03	Convert existing attic space to living accommodation use to include the installation of 2 no. velux rooflights to rear roof area and to replace existing circular gable window with new window design to front elevation	Conditional Permission	7	117 m
25/5969	2025-09-19	Alterations and Extensions to the existing dwelling, including modifications to the southern, eastern and western elevations, along with all associated site works	Grant with Conditions	12.4 likely FI	81 m

Ref	Received	Proposal	Decision	Weeks	Distance
25/5857	2025-09-10	The development will consist of (1) The demolition of the existing derelict store to the rear yard of the An Post retail post office & the construction of new mail sorting room to the rear of the An Post retail post offi...	Grant with Conditions	26.7 likely FI	286 m
25/5811	2025-09-05	Construction of a 3 storey apartment building, comprising of 12 no. apartment units (8no. 1-bed and 4no. 2-bed units) with individual private open space areas. The proposed development will also incorporate a new gated m...	Invalid		273 m
25/5808	2025-09-05	a) To develop a fire resistant enclosure to stairs to form a protected escape route, b) replace all of 20th century windows with new vertical sliding sash windows at first, second and third floor levels, c) upgrade elect...	Grant with Conditions	8.4	178 m
25/420	2025-07-28	The development will consist of (1) The demolition of the existing derelict store to the rear yard of the An Post retail post office & the construction of new mail sorting room to the rear of the An Post retail post offi...	Invalid		286 m
25/181	2025-04-04	Retention of dwelling house.	CONDITIONAL	7.7	211 m
24/513	2024-09-19	Proposals involve works to a protected structure RPS No. 1514. Planning permission is sought for change of use from retail shop on ground floor to bike shop, permission sought for first and second floor 2 storey extensio...	Withdrawn		206 m
24/444	2024-08-16	Permission for the retention is sought for the following: 1. Removal of storage shed at rear yard of 55 Patrick Street and replacement of same with new single storey storage/services area. 2. Partial removal of boundary ...	Split decision	15 likely FI	195 m

Ref	Received	Proposal	Decision	Weeks	Distance
24/395	2024-07-22	Listed Building, Permission is sought for change of use from retail shop on ground floor to bike shop, permission sought for first and second floor 2 storey extension to rear of building to increase floor size for apartm...	Invalid		206 m
24/346	2024-06-28	Demolition of existing single storey extension and outbuilding and construction of new single storey extension to side and rear of existing house, 2 no. rooflights to side and rear of existing roof, 2 no. new openings to...	CONDITIONAL	16 likely FI	230 m
24/302	2024-06-07	Planning permission is sought for change of use from retail shop on ground floor to bike shop, permission sought for first and second floor 2 storey extension to rear of building to increase floor size for apartment, rel...	Invalid		206 m
24/232	2024-05-09	Permission is sought for change of use from retail on ground floor to bike shop, permission sought for first and second floor 2 storey extension to rear of building to increase floor size for apartment, relocate toilet f...	Invalid		206 m
24/98	2024-03-04	The construction of a dwelling house with attached car port and storage room, a proposed access road, and all associated site works	CONDITIONAL	33.4 likely FI	173 m
23/709	2023-12-13	The Change of Use of 9 Kent Street, Clonakilty, Co. Cork (a Protected Structure) from commercial to residential comprising three apartments: Ground Floor - 1 bedroom unit, First Floor - 2 bedroom unit, Second Floor - 1 b...	CONDITIONAL	42.1 likely FI	298 m
23/630	2023-11-08	The change of use of 9 Kent Street, Clonakilty, Co. Cork (a Protected Structure) from Commercial to Residential comprising Three Apartments; Ground Floor - 1 bedroom unit, First Floor - 2 bedroom unit, Second Floor - 1 b...	Invalid		298 m

Ref	Received	Proposal	Decision	Weeks	Distance
23/473	2023-08-18	Permission for the construction of a first floor extension to the side and a single storey extension to the rear of the existing dwelling, modifications to said dwelling and all associated site works	● CONDITIONAL	7.6	198 m
23/368	2023-07-07	Alterations to ground floor window in the north elevation shop front, to reinstate a historic entrance door to serve the upper storey residence. Also, masonry repairs to the rounded corner of the building facade and rein…	● Conditional Permission	27.7 likely FI	194 m

And 148 older applications within 300 m, not listed.

Of the 136 nearby applications with a decision, 128 were granted (94%) and 8 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 30–50 homes a hectare (Medium A), and with 65–80% of the site usable for homes once roads and open space are allowed for, the site could take about **28–59 homes**, 43 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)	€475k	21 sales; up 23% on a year earlier
Existing homes (median)	€398k	72 sales; up 20% on a year earlier
New homes, Cork County (2025)	€425k	existing €340k; 1,843 new sales

P85 Clonakilty, 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 21 new homes sold in P85 Clonakilty 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	43	34 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	**€373k**	**a new home including VAT (€329k without); below this the land has no value for housing**

Each €10,000 that new homes here sell for above €373k adds roughly **€242k** 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	1 within 250 m	23 m
Heritage buildings (national inventory)	105 within 250 m	14 m
Recorded monuments	4 within 250 m	107 m
Monument zone of notification	1 within 100 m	2 m
Special Area of Conservation	1 within 2,000 m Clonakilty Bay SAC	346 m
Special Protection Area (birds)	1 within 2,000 m Clonakilty Bay SPA	346 m

Heritage within 250 m

Type	Ref	Name	Distance
Heritage inventory	20846051	Clonakilty Garda Síochána Station Regional	14 m
Heritage inventory	20846188	house Regional	56 m
Heritage inventory	20846189	house Regional	56 m
Recorded monument	CO135-130----	Church Tawnies Upper	107 m
Heritage inventory	20846159	Clonakilty Church (Kilgarriff) Regional	108 m
Recorded monument	CO135-019002-	Church Tawnies Upper	108 m
Heritage inventory	20846052	house Regional	127 m
Recorded monument	CO135-019001-	Graveyard Tawnies Upper	129 m
Heritage inventory	20846050	Hill House Regional	137 m
Heritage inventory	20846049	Clonakilty Town Hall Regional	164 m
Recorded monument	CO135-133----	Market-house Tawnies Upper	170 m

Type	Ref	Name	Distance
Heritage inventory	20846047	house Regional	173 m
Heritage inventory	20846054	house Regional	173 m
Heritage inventory	20846048	house Regional	178 m
Heritage inventory	20846055	house Regional	179 m
Heritage inventory	20846200	house Regional	179 m
Heritage inventory	20846060	house Regional	180 m
Heritage inventory	20846061	house Regional	180 m
Heritage inventory	20846062	house Regional	180 m
Heritage inventory	20846064	house Regional	180 m

And 89 more within 250 m.

The national heritage inventory isn't the legal list of protected structures: each council keeps its own Record of Protected Structures. Ask the council whether a nearby building is on it.

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: Clonakilty Community College (37 m); Saint Joseph's Girls National School (426 m); Sacred Heart Secondary School (459 m)

- Bus stops within 500 m: 5 (nearest 197 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:** Read the expired permission's file and book a pre-application meeting.
2. **You:** Check the council's Record of Protected Structures.
3. **You:** Commission an Appropriate Assessment screening report.
4. **Uisce Éireann:** Make a pre-connection enquiry for a Confirmation of Feasibility.
5. **You:** Ask a local selling agent what new homes here would sell for before putting a value on the land.

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

- 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 28–59 homes work, given access, open space, Part V and any buffers?
- Is the nearby heritage building a protected structure, and will we need a heritage report?
- Do we need Appropriate Assessment screening, and what will it cost?
- Can we build here for less than the average cost, given new homes must sell for about €373k to cover it?

The council

- Would the council support about 43 homes here, and how would it want Part V delivered?
- What does objective CK-R-04 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 43 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 2026-11-21)

Report SR-20261125-CK-R-04, 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.