Carrigaline CL-R-06-N

A 1.76 hectare site zoned new/proposed residential, medium density (CL-R-06), on the 2026 zoned-land tax map, next to a flood zone. No planning applications on the site and 82 within 300 m are in the national planning dataset.

Cork County Council · 1.76 ha · Boundary from the zoned-land tax map. Open in OpenStreetMap

Report SR-20261125-CL-R-06-N, 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	Land value	New homes nearby	Council decisions
1.76 ha	**about 51**	**€2.5m**	**€456k**	**19.3 weeks**
4.3 acres	estimate, range 34–70	an indication; €568k an acre, range €262k to €4.7m	median incl. VAT, P43 Carrigaline; 92 sales	median; 66% took over 10 weeks

Worth checking

Zoning. Residential on the 2026 tax map (CL-R-06), but the national zoning map still shows mixed/general community services/facilities uses. Confirm with the council.

Permission. No permission on the site: a full application is needed.

Flood. A flood zone is about 75 m from the boundary.

Protected habitats. Cork Harbour SPA is about 149 m away: Appropriate Assessment screening.

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

No concerns

Heritage and archaeology, ground and surroundings, and homes and value.

Top risks and next steps

1 **Zoning.** Confirm the current zoning with the council's planning department. · The council

2 **Flood.** Commission a site-specific flood risk assessment. · You

3 **Protected habitats.** Commission an Appropriate Assessment screening report. · You

4 **Permission.** Book a pre-application meeting with the council. · You

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

20 facts read from public records, 2 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

The 2026 zoned-land tax map lists the site as zoned new/proposed residential, medium density (CL-R-06), but the national zoning map still shows mixed/general community services/facilities uses from the Cork County Development Plan 2022. The tax map is more recent, so the plan has probably been varied. Confirm the current zoning with the council.

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 flood zone is about 75 m from the boundary. A flood risk assessment is likely, and the line should be checked on the ground.

Cork Harbour SPA is about 149 m away. Expect Appropriate Assessment screening; if it can't rule out effects, a Natura Impact Statement is needed.

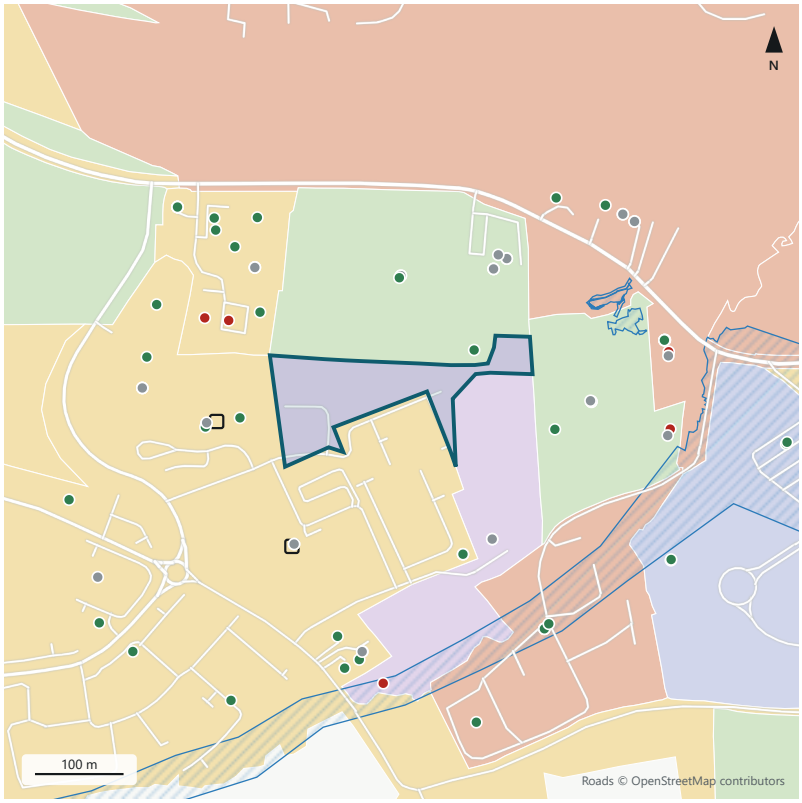
In Cork County Council, 66% of housing applications take more than ten weeks, usually because of a further-information request. Allow for that in the timeline.

13 housing schemes of 5 or more homes were decided within 2 km in the last 6 years; 12 granted, 1 refused, after 3 appeals.

New homes in P43 Carrigaline sold for a median €456k including VAT over 12 months to September 2026 (92 sales), up 4% on a year earlier.

For about 51 homes, the land value works out at about €2.5m (€568k an acre), between €262k and €4.7m if prices or costs move 10%. An indication, not a valuation.

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	Mixed/general community services/facilities uses	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.

CL-R-06: Medium A density residential development to include a mix of house types. Specific arrangements should be made for the provision and construction an amenity walk (CL-U-08) Flood risk required. (specific objective, from the 2026 zoned-land tax map)

The 2026 zoned-land tax map lists this site as new/proposed residential, medium density (CL-R-06), which differs from the national zoning map above. The tax map is more recent, so the council's plan has probably been varied since it was uploaded to the national 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 10 of the estimated 51 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.

Flood risk Applies
A mapped flood zone is on or near the site, so a site-specific flood risk assessment will be needed with the application.

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 €1,714 a home under Cork County Council's scheme (€24.49/m² over 70 m² of a 110 m² house), about €87,414 for 51 homes. Water and wastewater connection charges are extra.

Housing permissions within 2 km

13 housing schemes of 5 or more homes decided within 2 km in the last 6 years: 12 granted, 1 refused; median decision time 33.9 weeks.

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks		Away
24/6418	2024-12	39	—	Permission for the demolition of an existing building and the construction of 39 no. residential units comprising 2 no. 2-bed bungalow units, 15 no, 2…	● Granted	56.7	likely FI	2.0 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
24/5935	2024-10	88	—	Permission for the construction of a mixed use development at Carrigaline Town Centre on a 1.84 ha site consisting of 88 no. residential housing units…	Granted	47 likely FI	0.9 km
24/5267	2024-07	5	—	Permission for the completition of 5 no. partially constructed dwelling houses and associated site works (no's 6 ,7 ,8, 9 & 10 as previously granted u…	Granted	5.6	1.8 km
22/6505	2022-11	72	—	Permission for retention and completion of 72 number dwelling houses currently under construction and permitted under planning reference no. 15/6753 a…	Granted	7.7	1.5 km
22/6451	2022-10	51	—	The construction of 51 no. units and all ancillary site development works. The proposed developments will consist of: 43 no. houses comprised of 12 no…	Granted	33.9 likely FI	0.1 km
22/5205	2022-05	33	—	Construction of Garran Ferney Phase 2, consisting of 33 no. dwelling houses (8 no. house type A, 4 bed semi-detached units; 2 no. house type A1, 4 bed…	Granted Granted on appeal, Apr 2024	23.1 likely FI	0.3 km
22/4809	2022-04	98	—	The construction of 98 no. dwelling houses and all ancillary site development works. The proposed development consists of the construction of 3 no. 5 …	Granted	18.7 likely FI	2.0 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
22/4693	2022-03	11	—	Permission for the construction of 11 no. dwelling units and all associated ancillary development works including access, parking, drainage, landscapi…	Granted	7.9	1.2 km
20/6940	2020-12	24	—	Construction of a housing scheme of 24 residential units, consisting of 8 no. semi-detached dwellings and 16 no. apartments and all associated site de…	Refused Refused on appeal, May 2023	49.9 likely FI	0.7 km
20/5947	2020-09	39	—	The demolition of existing 2 no. warehouse structures and the construction of 39 no. dwelling units comprising: 35 no. 2 storey terraced townhouses in…	Granted Granted on appeal, Nov 2021	39 likely FI	0.6 km
20/5451	2020-07	36	—	The construction of 36 no. dwelling houses and all ancillary site development works. The proposed development consists of the construction of 4 no. 4 …	Granted	30.7 likely FI	1.9 km
20/4831	2020-04	5	—	Demolition of the roadside boundary wall, the construction of 5 no. dwellinghouses, the construction of parking and a new entranceway and exit serving…	Granted	58.1 likely FI	0.7 km
20/4650	2020-03	82	—	The construction of 82 no. dwelling houses and all ancillary site development works. The proposed development consists of the construction of 2 no. 5 …	Granted	45.7 likely FI	1.9 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
None found.					

Within 300 m

Ref	Received	Proposal	Decision	Weeks	Distance
26/1958	2026-07-22	Permission for the sub-division of the existing property and the constuction of a new dwelling on the site and for all associated site works (change of plan to that granted under 22/4034).	Grant with Conditions	7.7	226 m
25/6799	2025-12-15	Permission for modification and alterations to external elevations and minor alterations to site layout, in respect of permitted warehouse building; planning ref no. 24/04896 to include the following: a) alterations to f...	Grant with Conditions	9.1	262 m
25/6383	2025-11-04	Permission for alterations to permission granted under planning register reference 21/4847 to include (i) the erection of flood lighting to pitch 4, consisting of 6 no. 21.3m light masts including head frames in place of...	Grant with Conditions	17.1 likely FI	73 m
25/5992	2025-09-22	Permission for alterations to permission granted under planning register reference 21/4847 to include, (i) the erection of floodlighting to pitch 4, consisting of 6 no. 21.3m light masts including head frames in place of...	Invalid		73 m
25/5437	2025-07-18	Permission for Retention of existing detached domestic garage and garden store at the side of existing dwelling and retention of window on the north eastern gable and a velux roof window at the rear of existing dwelling.	Conditional Permission	6.9	200 m

Ref	Received	Proposal	Decision	Weeks	Distance
24/5308	2024-07-11	Permission for a) the demolition of a single storey loading area & compressor room to north of the existing liquid production building and the partial demolition of the western gable wall of existing liquids production b...	CONDITIONAL	7.7	289 m
24/5145	2024-06-19	Outline permission for the construction of a dwelling house and all other associated drainage, landscaping, boundary treatment and site development works	REFUSED Refused on appeal, Jan 2025	7.9	167 m
24/4896	2024-05-20	Permission for construction of warehouse building (to include warehouse distribution, stores and ancillary offices, reception and trade counter/ display area), together with internal road network and dock levelers, on si...	Conditional Permission	28 likely FI	261 m
24/4776	2024-05-01	Permission for (i) The erection of ball stop netting at a height of 14 metres and 80 metres wide at northern end and 100 metres wide at the southern end of pitch 5; (ii) The erection of 2.4 metre high palisade fence, inc...	CONDITIONAL	13.1 likely FI	67 m
24/4401	2024-03-07	Outline permission for the construction of a dwelling house and all associated site works	Withdrawn		168 m
23/5674	2023-08-17	Permission for change of use of first floor of a vacant sports/recreation unit to pre-school use which includes the re-instatement of an escape stairs at Carrigaline GAA Club.	Conditional Permission	7.9	87 m
23/5500	2023-07-21	Permission for change of use of the first floor of a vacant sports/recreation unit to pre-school use which includes the re-instatement of an escape stairs at Carrigaline GAA Club.	Invalid		87 m
23/5281	2023-06-23	Change of use of the first floor of a vacant sports/recreation unit to Pre-School use at Carrigaline GAA Club, which includes the reinstatement of an escape stairs.	Invalid		87 m

Ref	Received	Proposal	Decision	Weeks	Distance
23/4826	2023-04-26	Change of use for a vacant sports/recreation unit to Pre-School use at Carrigaline GAA Club which includes the reinstatement of an escape stairs.	Invalid		91 m
22/6453	2022-11-03	The proposed development will consist of: (i) Installation of a jet car wash unit and associated car wash screens, (ii) Installation of 2no. electric vehicle charging units with 4no. associated electric vehicle charging ...	Conditional Permission	6.7	197 m
22/6451	2022-10-28	The construction of 51 no. units and all ancillary site development works. The proposed developments will consist of: 43 no. houses comprised of 12 no. 2-bed and 12 no. 3-bed townhouses, 6 no. 3-bed and 12 no. 4-bed semi...	CONDITIONAL	33.9 likely FI	139 m
22/4958	2022-04-26	Change of use of the existing 450 sqm gym facility, to builders providers use with associated storage yard. The development will include a 991 sqm extension to the existing building to the southern elevation of the exist...	CONDITIONAL	41.3 likely FI	129 m
22/4034	2022-01-14	Sub-division of the existing property and the construction of a new dwelling on the site and all associated site works	Conditional Permission	6.4	233 m
21/6801	2021-10-14	The construction of a granny flat extension at the side of existing dwelling.	Withdrawn		226 m
21/6024	2021-07-22	1)Partial demolition of existing dwelling, alterations and extension to same, 2) All necessary landscaping and ancillary site works	CONDITIONAL	20 likely FI	171 m
21/4847	2021-04-06	Erect floodlighting to pitch 4 consisting of 4 no. 18m high light masts including head frames with 60 no. 1000 watt LED floodlights on the grounds	CONDITIONAL	35.9 likely FI	73 m
21/4543	2021-03-04	To erect a precast concrete ball wall on their grounds.	CONDITIONAL	7	17 m

Ref	Received	Proposal	Decision	Weeks	Distance
21/4413	2021-02-19	Construction of a new tennis wall and practice court, including 3 no. seating slabs, a new access ramp to practice court, lighting to the access ramp and practice court and all associated site works	CONDITIONAL	7.4	92 m
21/4303	2021-02-10	To erect floodlighting to Pitch 4 consisting of 4 No.18m high light masts including head frames with 60 No. 1000 Watt LED floodlights.	Invalid		72 m
21/4210	2021-02-02	Construction of a new tennis wall and practice court, including a new access ramp to practice court, lighting to the access ramp and practice court and all associated site works.	Invalid		92 m
20/6008	2020-09-15	Construct a gym.	CONDITIONAL	7.1	75 m
20/5530	2020-07-20	Construct a gym.	Invalid		75 m
20/5268	2020-06-22	To construct a gym.	Invalid		75 m
19/7078	2019-12-20	The development will consist of permission for retention of (i) illuminated ID/price sign (ii) equipment store (iii) storage shed as constructed (iv) vehicle wash slab and associated equipment (v) service island for air,…	Withdrawn		197 m
19/6810	2019-11-25	Retention of amendments to development previously permitted under planning ref no. 17/6619 including (I) re-location of main illuminated ID/price sign (ii) equipment store (iii) increase in floor area of storage shed (iv…	Invalid		197 m

And 52 older applications within 300 m, not listed.

Of the 56 nearby applications with a decision, 49 were granted (88%) and 7 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 **34–70 homes**, 51 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)	€456k	92 sales; up 4% on a year earlier
Existing homes (median)	€420k	190 sales; up 6% on a year earlier
New homes, Cork County (2025)	€425k	existing €340k; 1,843 new sales

P43 Carrigaline, 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.

Indicative land value

What a builder could pay for the land and still cover costs and a normal profit. This is the "residual" method.

Homes	51	41 sold on the open market, 10 to the council under Part V
Sales value	€19.2m	open-market homes at €402k each without VAT (€456k including 13.5% VAT); Part V homes at cost
Building and development costs	−€14.1m	€276k a home: house, site works, roads and services, contributions and connections, fees, sales and finance
Builder's profit	−€2.5m	15% of all costs, including the land
Stamp duty on the land	−€185k	7.5% of the land price
Land value	**€2.5m**	**€1.4m a hectare · €568k an acre**

If prices or costs move

	Costs −10%	Costs as above	Costs +10%
Prices −10%	€2.0m	€1.1m	€262k
Prices as above	€3.3m	**€2.5m**	€1.6m
Prices +10%	€4.7m	€3.8m	€2.9m

An indication for a first look, not a valuation: a quantity surveyor and a valuer should test it before you bid. At these costs a scheme breaks even, with nothing left for the land, when new homes sell for about €372k including VAT. 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)). Prices are CSO medians for all new homes in the area, houses and apartments, with VAT removed. Part V homes are counted at cost, a simplification. Cork County Council's development contributions come to about €1,714 a home (€87,414 in all), inside the costs above.

Constraints checked

Constraint	Result	Nearest
Flood Zone A (Cork County Development Plan 2022)	3 within 100 m	77 m
Flood Zone B (Cork County Development Plan 2022)	7 within 100 m	75 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)	1 within 2,000 m Cork Harbour SPA	149 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: Carrigaline Educate Together National School (70 m); Edmund Rice College Carrigaline (90 m); Holy Well National School Junior Academy (840 m)
- Bus stops within 500 m: 2 (nearest 366 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 least 14 days before work starts.

2–4 wk

Next steps

1. **The council:** Confirm the current zoning with the council's planning department.
2. **You:** Commission a site-specific flood risk assessment.
3. **You:** Commission an Appropriate Assessment screening report.
4. **You:** Book a pre-application meeting with the council.
5. **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

- 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?

Your architect or engineer

- Does a scheme of 34–70 homes work, given access, open space, Part V and any buffers?
- What will a flood risk assessment involve, and does the flood zone limit the layout?
- Do we need Appropriate Assessment screening, and what will it cost?
- Do our own build costs and sale prices support the indicative land value in this report?

The council

- Would the council support about 51 homes here, and how would it want Part V delivered?
- What does objective CL-R-06 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 51 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)

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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.