Carrigtwohill CT-RAP-18

A 2.19 hectare site zoned new/proposed residential (Residential Additional Provision), on the 2026 zoned-land tax map, next to a flood zone. No planning applications on the site and 54 within 300 m are in the national planning dataset.

Cork County Council · 2.19 ha · Boundary from the zoned-land tax map. Open in OpenStreetMap

Report SR-20261125-CT-RAP-18, 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
2.19 ha	**about 56**	**€905k**	**€400k**	**19.3 weeks**
5.4 acres	estimate, range 28–88	an indication; €167k an acre, range −€1.3m to €3.1m	median incl. VAT, T45 Glanmire; 95 sales	median; 66% took over 10 weeks

Worth checking

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

Flood. A flood zone is about 26 m from the boundary.

Protected habitats. Great Island Channel SAC is about 1.9 km away: Appropriate Assessment screening.

Ground and surroundings. High radon area: new homes need a radon membrane and sump, a build cost rather than a planning issue.

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

Homes and value. Indicative land value about €905k, but a 10% fall in prices or rise in costs could wipe it out.

No concerns

Zoning, and heritage and archaeology.

Top risks and next steps

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

2 **Homes and value.** Test the numbers with a quantity surveyor and a selling agent before bidding. · You

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

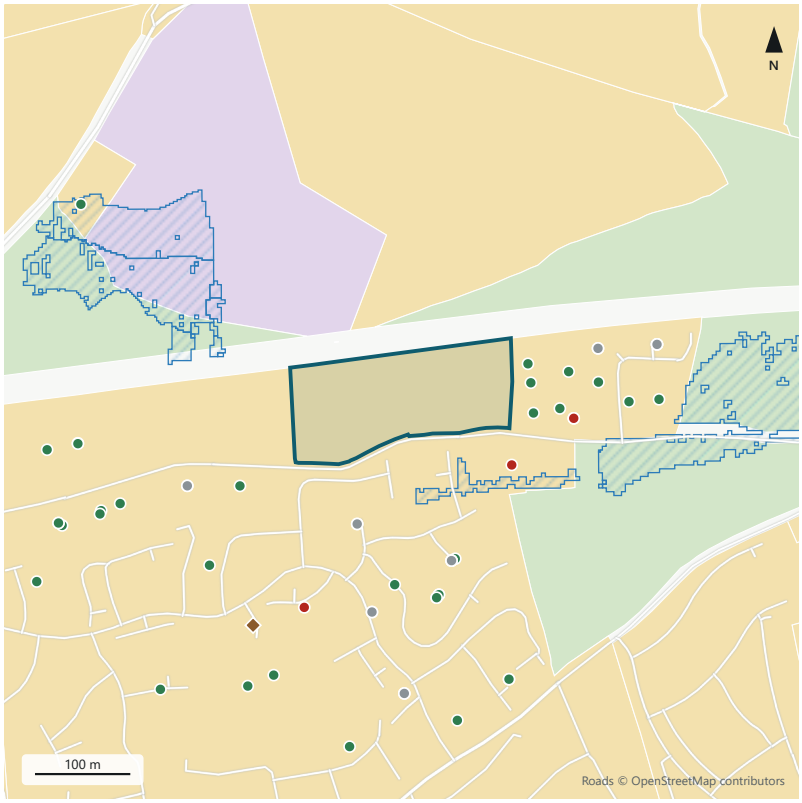
4 **Protected habitats.** Commission an Appropriate Assessment screening report. · You

5 **Ground and surroundings.** Allow for radon measures (Technical Guidance Document C). · Your builder

21 facts read from public records, 2 estimates, 1 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 (Residential Additional Provision, Medium 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 flood zone is about 26 m from the boundary. A flood risk assessment is likely, and the line should be checked on the ground.
	Great Island Channel SAC is about 1,931 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.
	14 housing schemes of 5 or more homes were decided within 2 km in the last 6 years; 13 granted, 1 refused, after 2 appeals.
	Carrigtwohill station is 680 m away. Under the national guidelines a site within 1 km of a station can support higher density.
	The site is in a high radon area. New homes need a radon membrane and sump: a modest build cost, not a planning problem.
	New homes in T45 Glanmire sold for a median €400k including VAT over 12 months to September 2026 (95 sales), down 3% on a year earlier.
	For about 56 homes, the land value works out at about €905k (€167k an acre), but it's fragile: a 10% fall in prices or rise in costs could wipe it out. 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	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.

Residential Additional Provision: New/proposed residential, Medium density (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 11 of the estimated 56 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 €95,984 for 56 homes. Water and wastewater connection charges are extra.

Housing permissions within 2 km

14 housing schemes of 5 or more homes decided within 2 km in the last 6 years: 13 granted, 1 refused; median decision time 25.7 weeks.

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks		Away
26/1114	2026-04	24	—	Citidwell Developments Ltd. intend to apply for Permission, For development of a site at: Coughlan Fuels, Main Street, Carrigtwohill, Co. Cork, T45ER2…	● Granted	25.7	likely FI	0.8 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
25/5966	2025-09	96	—	Permission for the construction of 96 no. residential units, a two storey creche facility and all ancillary site development works. The proposed devel…	Granted	23.6 likely FI	0.6 km
24/6020	2024-10	38	—	Permission for the construction of 38 no. residential units and all ancillary site development works including bicycle and bin storage facilities. The…	Granted	24 likely FI	0.5 km
23/4514	2023-03	99	—	The construction of a residential development of 99 No. units and all ancillary site works including bicycle and bin stores. The proposed development …	Granted	38 likely FI	0.5 km
23/4362	2023-03	8	—	The construction of 8 no. 2-storey dwelling houses and all ancillary site development works at the Cluain Cairn residential development at Station Roa…	Granted	18.1 likely FI	0.6 km
22/5005	2022-05	47	—	The construction of 47 no. dwelling houses and all ancillary site works. The proposed development consists of the construction of 7 no 4 bedroom detac…	Granted	39.9 likely FI	0.7 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
22/4440	2022-03	43	—	The demolition of the existing buildings and structures on site and the construction of a mixed-use development comprising of 5 no. buildings ranging …	Granted	32.1 likely FI	0.9 km
21/7130	2021-11	63	—	The construction of a residential development of 63 no. residential units consisting of 47 no. dwelling houses and 16 no. duplex apartment units and a…	Granted Appeal not decided (Appeal withdrawn S.140(1)(a)), Mar 2023: the council's decision stands	27.3 likely FI	0.6 km
21/6240	2021-08	38	—	Permission for a residential development and a café. The development consists of the demolition of two no. existing dwellings and the construction of …	Granted Granted on appeal, Dec 2022	22.6 likely FI	0.7 km
21/6000	2021-07	9	—	The construction of 9 no. dwellinghouses, comprising 8 no. 4-bedroom semi-detached dwellings and 1 no. 4-bedroom detached dwelling and all ancillary s…	Granted	8	0.4 km
21/5150	2021-04	67	—	The construction of 67 no. dwelling houses and all ancillary site works. The proposed development consists of the construction of 34 no. 4 bedroom dwe…	Granted	31.7 likely FI	0.5 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
21/5047	2021-04	42	—	The demolition of an existing dwelling house and associated outbuilding, and the construction of a residential development of 42 no. residential units...	Refused	7.9	1.5 km
21/4267	2021-02	10	—	The construction of 10 no. 4 bed semi-detached dwelling houses and all ancillary site development works. The proposed development is a change of plan ...	Granted	7.4	0.4 km
20/6083	2020-09	8	—	To construct 8 no. dwellinghouses, new site entrance and all ancillary works.	Granted	36.7 likely FI	0.7 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
26/1252	2026-05-13	Permission to construct a new first floor extension to the side of his existing dwelling, construct a new single storey rear extension to his existing dwelling. Convert his existing attic space to habitable space, instal...	Grant with Conditions	7.9	299 m

Ref	Received	Proposal	Decision	Weeks	Distance
25/6982	2025-12-30	Permission for a) retention of single storey timber cabin home office to south east corner of rear garden, b) reconfiguration of existing ground floor layout and extension of existing dwelling to incorporate, i) single s…	Grant with Conditions	6.4	294 m
22/5432	2022-06-21	The construction of dwelling house, detached garage and all associated site works.	Conditional Permission	14 likely FI	91 m
22/4731	2022-04-04	The construction of a proposed new dwelling house, detached garage and all associated site works	Invalid		91 m
21/4362	2021-02-16	To construct a covered patio area and a two storey extension to the rear of existing dwelling house, internal alterations and all associated site works.	CONDITIONAL	7.3	226 m
21/4173	2021-01-28	The erection of a dwelling house and a vehicular entrance, together with all associated site development works.	CONDITIONAL	13.1 likely FI	17 m
19/4676	2019-03-20	Outline planning permission for the erection of 4 detached dwelling houses, each with individual vehicular entrances from the public road, together with all associated site development works.	REFUSED	7.9	39 m
17/7236	2017-12-11	Material alterations to an existing dwelling house, change of use of existing garage to utility room, demolition of existing lobby, construction of a dormer window and associated canopy to rear and all associated landsca…	CONDITIONAL	17.3 likely FI	24 m

Ref	Received	Proposal	Decision	Weeks	Distance
17/5831	2017-07-18	Construction of 2 no. detached dwellings (281m2 each) and construction of 2 no. detached garages (36m2 each) adjacent to each proposed dwelling, shared internal access road and all associated site works - Extension of Du...	UNCONDITIONAL	6.3	153 m
17/4412	2017-02-23	Construct a vehicular entrance form the public road to access family lands to the rear of Rocklands House	CONDITIONAL	7.7	19 m
15/4743	2015-04-14	Residential development of 24 no. dwellings in lieu of 29 no. permitted dwellings on sites 40-68 inclusive (reg. no. S/04/6916) together with associated site development works, extension of duration to permission granted...	CONDITIONAL	7.9	167 m
15/4742	2015-04-14	Residential development of 29 no. dwellings with associated site development works, extension of duration to permission granted under Planning Ref. No. 10/4339	CONDITIONAL	7.9	169 m
15/4084	2015-01-19	Two-storey extension to rear of dwellinghouse, extension of duration to permission granted under Planning Ref. No. 10/4109	UNCONDITIONAL	8	263 m
11/6069	2011-09-28	Construction of 2 no. detached dwellings (281m2 each) and construction of 2 no. detached garages (36m2 each) adjacent to each proposed dwelling, shared internal access road and all associated site works	CONDITIONAL	34 likely FI	153 m
11/6005	2011-09-19	Construction of 2 no. detached dwellings (281 square metres each), construction of 2 no. detached garages (36 square metres each) adjacent to each proposed dwelling, shared internal access road and all associated site wo...	Invalid		153 m

Ref	Received	Proposal	Decision	Weeks	Distance
10/4582	2010-03-12	Residential development of 24 no. dwellings in lieu of 29 non. permitted dwellings on sites 40-68 inclusive (reg. no. S/04/6916) together with associated site development works	CONDITIONAL	23.7 likely FI	167 m
10/4339	2010-02-17	Residential development of 29 no. dwellings with associated site development works	CONDITIONAL	22.1 likely FI	169 m
10/4109	2010-01-25	Two-storey extension to rear of dwellinghouse	CONDITIONAL	7.4	263 m
08/7783	2008-07-09	Construction of a 1500mm diameter pipe to provide extra capacity in the stream along part of the route granted under Pl. Reg. No. 04/6916 and retention of existing box culvert section and existing 900mm diameter pipe use...	CONDITIONAL	7.9	66 m
08/7458	2008-06-24	Construction of a 1500mm diameter pipe to provide extra capacity in the stream along part of the route granted under Pl. Reg. No. 04/6916 and retention of exisitng box culvert section and existing 900mm diameter pipe use...	Invalid		66 m
08/6795	2008-05-19	Variation to route of diverted stream permitted under Pl. Reg. No. 04/6916 to new location	Withdrawn		159 m
08/5461	2008-03-14	Vary the route of the diverted stream granted under planning permission 04/6916 for residential development to new location	Invalid		159 m
07/11605	2007-10-11	Variations to permitted residential development (04/6916) to include replacement of 41 no. two storey dwellinghouses with 48 no. duplex apartments, 3 no. bin stores and associated site development works	CONDITIONAL	35.6 likely FI	132 m

Ref	Received	Proposal	Decision	Weeks	Distance
07/11166	2007-09-21	Variations to permitted residential development (04/6916) to replace 41 no. two storey dwellinghouses with 48 no. duplex apartments and associated site development works	Invalid		134 m
07/10897	2007-09-10	Variations to permitted residential development (Planning Reg No. 04/6916) to include replacement of 41 no. two storey dwellinghouses with 48 no. duplex apartments and associated site works	Invalid		134 m
07/10255	2007-08-13	Alterations to permitted residential development 04/6916 to include the replacement of 41 no. two storey dwellinghouses with 48 no. duplex apartments and associated site works	Invalid		134 m
07/6782	2007-04-03	Retention of extensions to dwelling and retention of garage	CONDITIONAL	7.3	226 m
07/4526	2007-01-26	Conversion of attic and alterations to dwellinghouse	CONDITIONAL	7.6	210 m
06/12643	2006-11-24	Alterations, new dormer windows and two storey dormer style extension to dwelling	CONDITIONAL	9	278 m
06/11288	2006-09-29	replacement of 6 no. 2 storey dwellings with 24 no. duplex apartments and associated alterations to site boundaries(permitted under pl. ref.no. 04/6916) and including variations to existing attenuation area	CONDITIONAL	21.4 likely FI	224 m

And 24 older applications within 300 m, not listed.

Of the 44 nearby applications with a decision, 41 were granted (93%) and 3 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 20–50 homes a hectare (Medium density (the plan's A or B band isn't named on the tax map)), and with 65–80% of the site usable for homes once roads and open space are allowed for, the site could take about **28–88 homes**, 56 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)	€400k	95 sales; down 3% on a year earlier
Existing homes (median)	€406k	143 sales; up 13% on a year earlier
New homes, Cork County (2025)	€425k	existing €340k; 1,843 new sales

T45 Glanmire, 12 months to September 2026. Area chosen by: Eircode area most used in Property Price Register addresses for 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	56	45 sold on the open market, 11 to the council under Part V
Sales value	€18.9m	open-market homes at €352k each without VAT (€400k including 13.5% VAT); Part V homes at cost
Building and development costs	−€15.5m	€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	−€68k	7.5% of the land price
Land value	**€905k**	**€413k a hectare · €167k an acre**

If prices or costs move

	Costs −10%	Costs as above	Costs +10%
Prices −10%	€582k	−€377k	−€1.3m
Prices as above	€1.9m	**€905k**	−€54k
Prices +10%	€3.1m	€2.2m	€1.2m

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 (€95,984 in all), inside the costs above.

Constraints checked

Constraint	Result	Nearest
Flood Zone A (Cork County Development Plan 2022)	3 within 100 m	93 m
Flood Zone B (Cork County Development Plan 2022)	5 within 100 m	26 m
Architectural Conservation Area	None within 250 m	—
Heritage buildings (national inventory)	None within 250 m	—
Recorded monuments	1 within 250 m	177 m
Monument zone of notification	None within 100 m	—
Special Area of Conservation	1 within 2,000 m Great Island Channel SAC	1,931 m
Special Protection Area (birds)	None within 2,000 m	—

Heritage within 250 m

Type	Ref	Name	Distance
Recorded monument	CO076-001----	Kiln - lime Terry'S-Land	177 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	High radon area	New homes need a radon membrane and sump (Building Regulations, Technical Guidance Document 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: Saint Aloysius' College (737 m); Scoil Chlochair Mhuire (744 m); Carrigtwohill Community College (754 m)
- Nearest station: Carrigtwohill (rail, 680 m)
- Bus stops within 500 m: 0 (nearest 700 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. **You:** Commission a site-specific flood risk assessment.
2. **You:** Test the numbers with a quantity surveyor and a selling agent before bidding.
3. **You:** Book a pre-application meeting with the council.
4. **You:** Commission an Appropriate Assessment screening report.
5. **Your builder:** Allow for radon measures (Technical Guidance Document C).

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 28–88 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?
- Is radon protection (Technical Guidance Document C) allowed for in the build cost?
- Do our own build costs and sale prices support the indicative land value in this report?

The council

- Would the council support about 56 homes here, and how would it want Part V delivered?
- Can we have a pre-application meeting before we submit?

Uisce Éireann

- Is there water and wastewater capacity for 56 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)
- Eircode area matching: Property Price Register (Property Services Regulatory Authority, re-used under its terms)
- 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-CT-RAP-18, 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.