Kinsale KS-RAP-02

A 1.69 hectare site zoned new/proposed residential (KS-RAP-02), on the 2026 zoned-land tax map, outside the mapped flood zones. No planning applications on the site and 85 within 300 m are in the national planning dataset.

Cork County Council · 1.69 ha · Boundary from the zoned-land tax map. Open in OpenStreetMap

Report SR-20261125-KS-RAP-02, 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

Straightforward

Nothing in the public record stands in the way of a housing scheme; the usual checks still apply.

Site	Homes	Land value	New homes nearby	Council decisions
1.69 ha	**about 49**	**€3.1m**	**€485k**	**19.3 weeks**
4.2 acres	estimate, range 32–68	an indication; €750k an acre, range €951k to €5.3m	median incl. VAT, P17 Kinsale; 42 sales	median; 66% took over 10 weeks

Worth checking

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

Ground and surroundings. Industrial emissions licence 247 m away.

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

No concerns

Zoning, flood, heritage and archaeology, protected habitats, and homes and value.

Top risks and next steps

1 **Ground and surroundings.** Check the facility's licence and any nuisance on the EPA's site. · You

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

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

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 (KS-RAP-02, Medium A 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.

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.

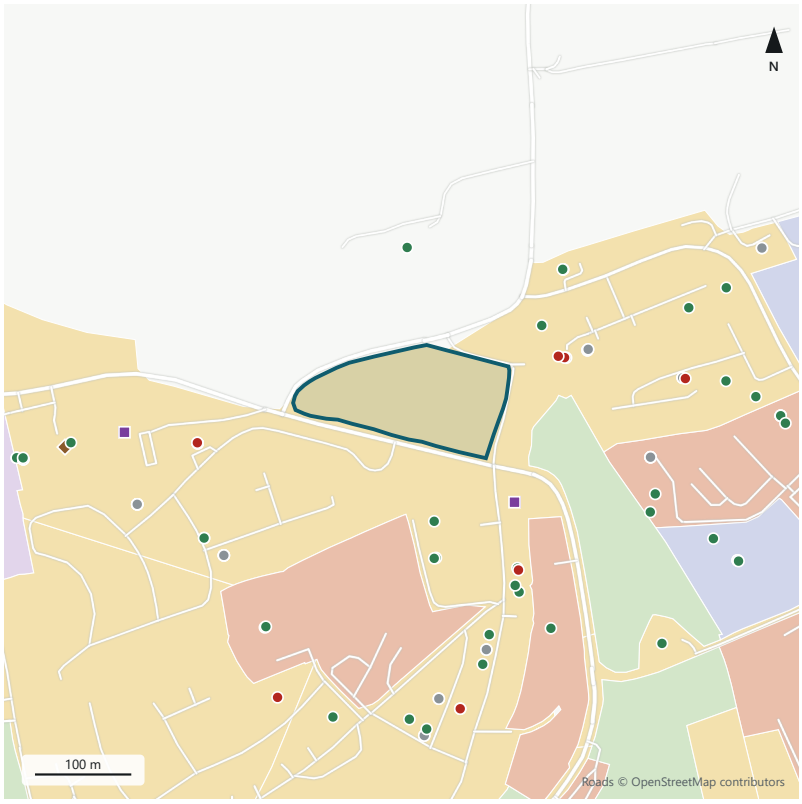
16 housing schemes of 5 or more homes were decided within 2 km in the last 6 years; 14 granted, 2 refused, after 6 appeals.

Industrial emissions licence (Elms Marketing Ireland Limited) is 247 m away. Check for noise, dust or traffic that could affect new homes, or that the council may raise.

New homes in P17 Kinsale sold for a median €485k including VAT over 12 months to September 2026 (42 sales), down 2% on a year earlier.

For about 49 homes, the land value works out at about €3.1m (€750k an acre), between €951k and €5.3m if prices or costs move 10%. An indication, not a valuation.

The site and what's around it



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.

KS-RAP-02: Medium A Residential Development (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 10 of the estimated 49 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 €65,317 for 49 homes. Water and wastewater connection charges are extra.

Housing permissions within 2 km

16 housing schemes of 5 or more homes decided within 2 km in the last 6 years: 14 granted, 2 refused; median decision time 32 weeks.

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
25/4660	2025-04	7	—	Permission for the construction of 7 no. residential units and all ancillary site development works. The proposed development will result in alteratio…	Refused	7.7	0.7 km
25/4009	2025-01	18	—	Permission for the demolition of an existing dwelling house and ancillary structures and the construction of a residential development of 18 no. resid…	Granted Granted on appeal, Dec 2025	32 likely FI	0.4 km
24/6469	2024-12	9	—	Permission for a proposed residential development of 9 no. dwellings and all ancillary site development works. The proposed split-level, three storey …	Refused Refused on appeal, Mar 2026	41.4 likely FI	1.5 km
24/6120	2024-11	32	—	Permission for the construction 120-no. bed space nursing home, 32 no. duplex apartment units comprising of 16 no. ground floor assisted living units …	Granted Granted on appeal, Apr 2026	54.1 likely FI	1.4 km
24/4201	2024-02	5	—	Permission for the construction of a residential development of 5 no. detached dwelling houses and all ancillary site development works	Granted	48.7 likely FI	0.3 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
23/4946	2023-05	18	—	The demolition and removal of the former St. Joseph's National School and associated structures and construction of 18 no. residential units consistin…	Granted Granted on appeal, Nov 2024	35.6 likely FI	1.0 km
22/6722	2022-12	8	—	To construct 4 no. dwelling houses (2 pairs of semi-detached) at site no. 7 Watersland, Kinsale- change of plan and change of site boundary to site no…	Granted	30.6 likely FI	0.6 km
22/6702	2022-12	8	—	A residential development and all ancillary site development works at Rath-Beg, Abbey-Lands, Kinsale, Co. Cork. The proposed development consists of t…	Granted	22 likely FI	0.4 km
22/5657	2022-07	71	—	The demolition and removal of existing facilities including changing rooms, ball alley and other ancillary facilities; and the construction of 71 no. …	Granted Granted on appeal, Sep 2024	37.1 likely FI	0.7 km
22/5145	2022-05	86	—	Construction of 86 no. dwellinghouses with one childcare facility, and all ancillary site development works. Access to the proposed development will b…	Granted	52.9 likely FI	0.7 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
22/4011	2022-01	9	—	1) Demolish an existing house and existing sheds; 2) Construct 9 no. new residential units (3 no. 4 bed detached and 6 no. 5 bed detached); 3) Alterat…	Granted Appeal not decided (Appeal withdrawn), Nov 2022: the council's decision stands	39	likely FI	0.8 km
21/6368	2021-08	25	—	The demolition of three no. existing vacant dwellings on site [257.1m2] and the construction of 25 no. housing units. The application draws upon a sim…	Granted	22.4	likely FI	0.1 km
20/6906	2020-12	7	—	The redevelopment of No's. 12/13 Pearse Street to provide for a refurbished and amended ground floor retail unit and 7 no. 2 bedroom apartments. The p…	Granted	21.6	likely FI	0.8 km
20/6755	2020-12	6	—	The construction of a mixed-use 4 storey building which will contain a takeaway coffee kiosk/retail unit and an information/ticket booking office unit…	Granted	8.9		1.3 km
20/6757	2020-12	9	—	9 no. dwellinghouses and all associated site development works. This application is a change of plan of Pl. Reg. No. 17/6867 and ABP301767-18, whereby…	Granted	25	likely FI	1.2 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
20/5228	2020-06	18	—	The construction of 18 no. apartment units and all associated ancillary development works including access, parking, footpaths, drainage and landscapi…	Granted	25.1 likely FI	0.6 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
26/1605	2026-06-16	Permission for the alteration of an existing detached rear outbuilding to provide a bathroom and associated ancillary accommodation, the construction of a single storey utility room extension linking the existing dwellin…	Grant with Conditions	6.3	282 m
26/0392	2026-02-18	The construction of a single storey extension to the side elevation of an existing creche building, to provide 1no. additional classroom, 1no. sleeping room and ancillary rooms, along with any ancillary site development …	Grant with Conditions	7.9	107 m
25/4888	2025-05-12	Permission for the demolition of an existing dwelling house, the construction of a dwelling house and domestic garage with 1st floor storage, the decommissioning of an existing septic tank, the installation of a new on-s…	CONDITIONAL	7.1	103 m

Ref	Received	Proposal	Decision	Weeks	Distance
25/4425	2025-03-12	Permission for 1) demolition of existing single storey rear extension, 2) construction of new two storey rear extension, 3) internal alterations to existing dwelling house, 4) carry out all associated site works	Unconditional Permission	7.9	214 m
25/4016	2025-01-13	Permission for retention of a two storey extension and covered yard to the rear of existing dwelling	UNCONDITIONAL	7.4	295 m
24/6393	2024-12-13	Permission for retention of a two storey extension and covered yard to the rear of existing dwelling.	Invalid		295 m
24/4971	2024-05-28	Permission for alterations, elevational changes, development of the attic area to habitable accommodation, the installation of 3 no. roof lights, 1 to the front elevation and 2 to the rear elevation with all associated s…	UNCONDITIONAL	17.3 likely FI	76 m
24/4688	2024-04-22	Permission for construction of a light industrial development consisting of 4 no. units, 2 no. units for steel fabrication and 2 no. units for storage, surfaced yard, parking areas, upgrade to existing site entrance, and…	Invalid		282 m
24/4479	2024-03-20	Permission for construction of a light commercial development consisting of two single storey steel fabrication area facilities, two storage facilities, surfaced yard, parking areas, and all associated site works	Invalid		282 m
23/5276	2023-06-21	27 metres mutli-user telecommunications monopole carrying antennas, dishes, associated multi-technology equipment, together with ground-based equipment cabinets and all associated site development works to provide high s…	REFUSED Granted on appeal, Aug 2024	29.3 likely FI	179 m

Ref	Received	Proposal	Decision	Weeks	Distance
23/5193	2023-06-13	Permission for retention of a two storey extension to the rear of existing dwelling	● Conditional Permission	25.9 likely FI	288 m
23/5216	2023-06-12	Permission for the demolition of a single storey extension to the rear of an existing dwelling house and the construction of a two storey extension to the rear of an existing dwelling house, alterations to existing dwell...	● CONDITIONAL	21.1 likely FI	183 m
23/4419	2023-03-09	Demolition of an existing rear extension to dwelling and the construction of a new extensions and alterations to form an attached 'Granny Flat', including alterations to existing vehicular entrance, and all associated si...	● CONDITIONAL	7	298 m
22/5546	2022-07-01	The construction of a single-storey Aldi discount food store (gross floor area of 1,819m2; net retail floor area of 1,315m2) including the sale of alcohol for consumption off the premises; green roof, rooftop solar panel...	● CONDITIONAL Granted on appeal, Aug 2024	31.9 likely FI	189 m
22/5204	2022-05-24	Construct warehouse extension and external canopy to the east side of existing warehouse / office development and all associated site works.	● CONDITIONAL	7.3	225 m
22/4279	2022-02-11	Permission for retention of changes to and completion of a childcare facility (previously approved as 2 no. childcare facilities under planning reference no. 14/6533 and extended under planning reference no. 20/5483), in...	● CONDITIONAL Granted on appeal, Jun 2023	7.7	107 m
22/4221	2022-02-04	The construction of 1 no. new single storey extension located to the west side of the existing building, the total gross floor area of the new extension will be 22.5 m2, the building extension use will be residential hea...	● CONDITIONAL	7.9	293 m

Ref	Received	Proposal	Decision	Weeks	Distance
21/6368	2021-08-27	The demolition of three no. existing vacant dwellings on site [257.1m2] and the construction of 25 no. housing units. The application draws upon a similar planning which was permitted on the site under Planning Reg. No. ...	CONDITIONAL	22.4 likely FI	112 m
21/6072	2021-07-28	The construction of a childcare facility and associated site works (change of plan to 2 number childcare facilities previously permitted).	Invalid		107 m
21/5790	2021-06-28	Permission for the following works to proposed 2no. adjoined childcare facilities, previously approved under planning reference 14/6533 and extended under planning reference 20/5483: (i) amalgamation of the two childcare...	Invalid		107 m
20/6479	2020-11-11	The construction of storage shed for the storage of motor vehicles with ancillary vehicle wash area and associated site entrance - Extension of duration of permission granted under Planning Reference: 15/6128.	UNCONDITIONAL	8.1	161 m
20/5730	2020-08-13	The construction of storage shed for the storage of motor vehicles with ancillary vehicle wash area and associated site entrance. Extension of duration of permission granted under planning reference: 15/6128.	REFUSED	11.9 likely FI	161 m
20/5483	2020-07-15	Construction of 136 no. houses and associated landscaping, roadways & site works etc. including new roundabout at the entrance, (change in house types, site layout and reduction in density from that previously granted un...	UNCONDITIONAL	14.9 likely FI	163 m

Ref	Received	Proposal	Decision	Weeks	Distance
20/4265	2020-02-13	Minor alterations and refurbishment to the existing dwelling with demolition of existing side conservatory and front bay window, construction of new front and side extensions with alterations to first floor dormer window...	UNCONDITIONAL	7	240 m
19/5728	2019-07-09	Construction of 3 no. two storey new extensions located to the east and west sides of the existing building, demolition and internal refurbishment works, external water storage tank and associated development works, the ...	CONDITIONAL	7.9	293 m
19/5196	2019-05-13	Retention of dwelling as constructed (change of plan from that permitted under Pl. Reg. No. S/96/2731) and retention of garage as constructed	UNCONDITIONAL	6.6	290 m
19/5167	2019-05-09	1.) The demolition of three existing dwellings (total 250.33m2). 2.) The construction of a residential development (Total 35no. units) consisting of 23no. 3 bedroom semi-detached, 4no. 3 bedroom terraced, 7no. 2 bedroom ...	CONDITIONAL	56.9 likely FI	113 m
19/4875	2019-04-09	A number of variations which were made to the grant of planning permission ref: S/96/2731. These include reversing the orientation of the two gables with consequent roof window changes, changes to roof profile, dimension...	Invalid		290 m
19/4199	2019-01-31	The construction of a 3 storey building, bin store, bicycle store and all associated site development works. The proposed building includes 1 no. childcare facility at ground floor level (change of plan from 2 no. childc...	REFUSED	7.9	107 m

Ref	Received	Proposal	Decision	Weeks	Distance
17/5886	2017-07-21	Construction of a new two storey granny flat connected to my existing two storey dwelling, construction of a new utility room to the rear of the existing dwelling, a new 1st floor walkway and alterations to elevations. C…	● CONDITIONAL	36.7 likely FI	116 m

And 55 older applications within 300 m, not listed.

Of the 64 nearby applications with a decision, 55 were granted (86%) and 9 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 **32–68 homes**, 49 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)	€485k	42 sales; down 2% on a year earlier
Existing homes (median)	€500k	121 sales; up 6% on a year earlier
New homes, Cork County (2025)	€425k	existing €340k; 1,843 new sales

P17 Kinsale, 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	49	39 sold on the open market, 10 to the council under Part V
Sales value	€19.4m	open-market homes at €427k each without VAT (€485k including 13.5% VAT); Part V homes at cost
Building and development costs	−€13.5m	€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	−€235k	7.5% of the land price
Land value	**€3.1m**	**€1.9m a hectare · €750k an acre**

If prices or costs move

	Costs −10%	Costs as above	Costs +10%
Prices −10%	€2.6m	€1.8m	€951k
Prices as above	€4.0m	**€3.1m**	€2.3m
Prices +10%	€5.3m	€4.5m	€3.6m

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 €1,333 a home (€65,317 in all), 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)	2 within 250 m	54 m
Recorded monuments	1 within 250 m	241 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	—

Heritage within 250 m

Type	Ref	Name	Distance
Heritage inventory	20851002	Kinsale Water Works Regional	54 m
Heritage inventory	20851001	Kinsale Union Workhouse Regional	178 m
Recorded monument	CO112-030----	Workhouse Rathbeg	241 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)

- Industrial emissions licence: Elms Marketing Ireland Limited (Licensed), 247 m

Schools and transport within 2 km

- Nearest schools: St. Multose National School (513 m); Saint Eltins Primary School (975 m); Kinsale Community School (1,094 m)
- Bus stops within 500 m: 0 (nearest 807 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:** Check the facility's licence and any nuisance on the EPA's site.
2. **You:** Book a pre-application meeting with the council.
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

- 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 32–68 homes work, given access, open space, Part V and any buffers?
- Do our own build costs and sale prices support the indicative land value in this report?

The council

- Would the council support about 49 homes here, and how would it want Part V delivered?
- What does objective KS-RAP-02 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 49 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-KS-RAP-02, 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.