

Validation Checklist

Lodgement Number : **LDG-079751-25**
Case Number: **ABP-322434-25**
Customer: **Jenny Lynch**
Lodgement Date: **02/05/2025 09:52:00**
Validation Officer: **Dáire Littleton Caden**
PA Name: **Cork City Council**
PA Reg Ref: **2443414**
Case Type: **Appeal - LRD**
Lodgement Type: **Appeal - LRD**



An
Bord
Pleanála

Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm PA Case Link	Confirmed-Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Yes
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
3rd Party Acknowledgement	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes
Valid Lodgement Channel	Yes

LRD

LRD01M

LRD05

LRD07

Run at: 02/05/2025 12:39

Run by: Dáire Littleton Caden

Lodgement Cover Sheet - LDG-079751-25

Details

Lodgement Date	02/05/2025
Customer	Peter Crossan - Jenny Lynch
Lodgement Channel	Post
Lodgement by Agent	No - Yes
Agent Name	Peter Crossan
Correspondence Primarily Sent to	
Registered Post Reference	

DD - 021288-25

LRD

Categorisation

Lodgement Type	Appeal
Section	Processing

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Paid	220.00
Refund Amount	

02/04/25 L/D 06/05/25

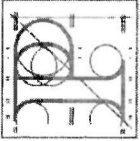
Appeal

Run at: 02/05/2025 09:58
Run by: Shirley Connolly

CIAR & MIS

ABP-322434-25

3rd v grant



An Bord Pleanála

Lodgement ID	LDG-079751-25
Map ID	
Created By	Shirley Connolly
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

PA Name	Cork City Council
Case Type (3rd Level Category)	

Observation/Objection Allowed?	
Payment	PMT-062394-25
Related Payment Details Record	PD-062241-25

LRD01M
LRD05
LRD07

PA Case Details Manual	
PA Case Number	
PA Decision	
PA Decision Date	
Lodgement Deadline	
Development Description	
Development Address	

Appeals Type	
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An Bord Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

29th April 2025

AN BORD PLEANÁLA	
LDG-	<u>079 751-25</u>
ABP-	
02 MAY 2025	
Fee: €	<u>220</u> Type: <u>Bank Debt</u>
Time: <u>9:28</u>	By: <u>Rog Ret</u> <u>SC</u>

Appeal against the decision of Cork City Council to grant permission for a development of 550 residential units at Dunkettle, Glanmire,.

Planning reference: 24/43414.

This is Phase 1 of a 1044 unit development.

Application date: 18th November 2024

FI Request: 21st January 2025 Received 14th February 2025

A final grant of permission subject to 63 conditions was issued on 09/04/25.

This appeal is against the grant of permission and attached conditions.

The appeal is being prepared on behalf of Ms Jenny Lynch, 5, The Avenue, Woodville Glanmire, Cork T45K768.

A copy of the acknowledgment of receipt of Ms Lynch's emailed submission to Cork City Council is attached along with the requisite appeal fee of 220 euros.

The appeal is prepared for Ms Lynch and on her behalf by Peter Crossan, Cloneary, Bawnboy, Co Cavan H14 AK50.

A Chara,

We respectfully appeal to An Bord Pleanála against the grant of permission of the above application on a number of grounds.

While Cork City Council issued a further information request on 21/01/25 last.

Cork City Council did not consider the applicant's response (received on 14/02/25) as being of sufficient significance, to warrant notification to the public of further information having being received and inviting further comment.

Cork City Council have disregarded the community concerns as submitted. In reaching their decision to grant permission, the Council have failed to take reasonable account of the submissions made, the reasonable grounds set out in those submissions, or the expectation of the affected residents that the planning process was affording them the entitlement to be consulted and heard, on the development.

It will have a major impact on their residential amenity, and on their day to day lives. if it is permitted as currently envisaged

The development is considered to be grossly over-scale, and not designed with the nature and type of environment in which it is intended to be subsumed.

It is not in keeping with this environment.

The proposal is a large scale development of 550 housing units which also includes a creche, and three other commercial units.

This in itself is totally inadequate, as it is intended to service the needs of a considerable increased population and cannot be considered an adequate response to the needs of that population increase.

We will comment further in this submission in how these proposals are not in keeping with the requirements for a sustainable and proper development of the area.

The scale of the development as proposed will have a serious adverse impact on the local community and we ask An Bord Pleanála to give full and proper consideration to what is being proposed here and explore its suitability.

As this application is now being appealed to The Board, The Board is obliged to consider it, as if it had been made to The Board in the first place. So it is not intended in this submission to comment further on the assessment or decision of Cork City Council to grant permission; other than to reiterate our position that this application is fundamentally flawed on a number of substantive grounds and should be refused.

TRAFFIC CONGESTION: NO PLANNED INFRASTRUCTURE.

Lack of proposed measures to address a chronic situation

The car dependency of the Cork Metropolitan Area of Glanmire, is recognised. The lack of public transport options, have been a feature of various studies over a period time, and in this application, the applicant's own traffic and transport assessment, acknowledge this difficulty.

It also notes that the target area will require continued investment by the Local Authority in sustainable transport provision, in order to close the gap.

This acknowledgment contrasts with the failure of the development to provide workable or realistic provisions for public transport and instead relies on the Local Authority taking on that responsibility into the future.

It is the applicant's position that the Local Authority provide the infrastructure necessary to facilitate their development.

To allow a substantial development that lacks the infrastructure for public transport on a level that it is in keeping with local need, does not fulfill the requirement for sustainable climate objectives, when considering new developments on this scale.

. The concept of sustainable development and increased availability of public transport that meets the needs of the population, should form an integral part of the proposed development. Delivery on those facilities should be a prerequisite for the development of residential units.

This is essential because what is likely here is that traffic congestion is just going to escalate, and this is not an acceptable model twenty five years into the 21st Century for sustainable development in Ireland.

The overall introduction of 1000 plus homes in the plan for Dunkettle will reasonably result in an increase in 1500 cars, providing access and exit of these additional vehicles are intended for the small link road L2998. This is a nightmare scenario.

Already very heavy traffic in the morning and evening struggles on one side of Glanmire village, is serviced by a grossly inadequate bridge which is a heritage structure and creates a bottleneck. Access to Dunkettle interchange on the other side for morning commuters is extremely frustrating for people with a need to get to their work destinations etc.

The majority of traffic is west bound but access to that lane is heavily congested as four lanes converge to become one, two from the east and two off the roundabout. Even before this, access to the roundabout beyond (North Esk), eventually leading to the west bound tunnel lane is impossible due to a free flow of traffic to the Dublin Road. This is a significant volume of traffic that has compounded by the container and truck depot at North Esk. The suggestion that the L2998 link road can handle additional traffic is not acceptable.

It is recognised locally that this road is a 'rat run' currently for the traffic to Little Island on the North side of the city and from the M8.

Local people have complained of the disruption to their lives that has been caused to them over the last seven years, as the result of heavy earth-moving equipment and machinery which are working on the Ballinglanna development from 6.30 am Monday to Friday and occasionally at weekends. The roads are congested and layered with mud and spillage from the development site.

Fears have been expressed for children using the road as pedestrians coming to and from school and college etc., and the prospect of another ten years of development as proposed in Phase 1 and 2, is an unbearable and depressing prospect for local residents.

There has been a complete absence of concern expressed by the applicants to complaints made, and Cork City Council have not taken any consideration of this scale of impact on local residents as might be expected with no mitigation provided.

The applicants have made no recompense to affected residents for damage caused to properties etc.

The residual affect of the proposed development for the local population must also take account of human health and especially the impact of car pollution etc and emissions. This level of pollution is likely to be increased while cars are idling in traffic jams or progressing in low gears. The community is entitled to superior assessment of identifiable impacts.

Public transport options are limited and amenities like a shop, a creche and medical centre, proposed in the earlier Ballinglanna development (granted permission in 2018) have yet to materialize.

There are no extra school facilities at both primary and post primary level which could be up to fifteen hundred new children in the development area. This is essential infrastructure and should be a common sense consideration. The absence of such deem the application unfit for purpose.

Local people have expressed their anxiety for the future and where the school places are going to come from.

This application would appear to be from the same drawing board and realistically bears no resemblance to proper and sustainable development for this area.

Surely the local competent authority, in this case Cork City Council are aware of these problems, and these problems will be further exacerbated by over scaled developments as is proposed here.

CHILD CARE

The proposed development includes the development of a creche, although it is not determined when this facility will be available.

We referred previously to the development being constructed by the developers at the Ballinglanna development, which also included the provision of child care facilities that have yet to materialise.

This failure hardly inspires confidence for the future responsible approach of the applicants for such essential infrastructural development, forming part of the initial stages of this proposal.

Cork City Child Care made a very detailed submission to the City Council on this application dated 13th December 2024. They noted in that submission the key role of quality early learning and care for child care services within Cork City.

Cork City Child Care noted the 2001 Childcare Facilities Guidelines for Authorities has not been updated. Their conclusion being that without adequately sized childcare facilities the area would be unable to support the proposed development from a child

Care perspective; and this situation would appear to be another serious shortcoming in the proposed development which has not taken account of the need for supporting infrastructure and the provision for childcare facilities that will arise with the realisation of this development.

Playing and recreational facilities to cater for children and young teenagers do not appear to be considered in the proposed development.

The lack of such provision should be readily understood as completely unacceptable in a development of this scale. This highlights the shortcomings and lack awareness of essential community infrastructure in bringing forward this proposal.

Another proposal is to locate a Medical Care Centre in a cul-de-sac which completely flies in the face of convention.

Concerns are also raised of the impact on the local environment if facilities are not provided to cater for the recreational needs of young people.

Glanmire Woodland is a habitat of local importance and although of limited area, a number of species of conservation concern have been identified by locals. These include Bats, Short-Eared Owl, which Ms. Lynch has witnessed and recorded near her home.

There seems to be little account taken of the level of disturbance to wild life that will result from the development, both during the construction phase the loss of habitat and the long term with the disturbance from noise lighting etc.

A number of oak trees are destined for felling, and this is a sad reflection of the approach to planning that simply could not have incorporated these majestic mature oaks in the actual development itself.

Oak trees are now of international conservation concern with upwards of 31% of oak tree species threatened with extinction. They are known to support up to 4000 species of birds, mosses, fungi, insects etc.

Oaks are difficult to conserve as acorns cannot be stored.

It would be possible to re-imagine the configuration of the site in a way that would retain and incorporate these majestic trees as an amenity and enhancement for the development.

Considering the topography of the area and the landscape character, it seems a missed opportunity not to preserve the many fine examples of this species which are to be felled as part of this proposal.

IN CONCLUSION

There are many aspects of this development that deem it incompatible with the local area for which it is proposed and the long term interests of sustainability in the area.

While the proposed site is zoned for residential development, and has been designated as Tier 2 site of the Cork City Council Plan, the Plan states that Tier 2 sites are zoned land that are considered serviceable by physical infrastructure within the life of the Plan. While this does not address community infrastructure, this is a central aspect to be considered in the provision of sustainable neighbourhoods, and is indeed covered in Chapter 3. Delivering Homes and Communities.

The strategic objectives set out in the Plan comment on absence of adequate network of community infrastructure, such as public transport etc. It suggests that the absence of such would not be in compliance with the Tiered approach of the Development Plan.

Much is made of the objectives of the Development Plan to include the 15 minute city objective of walkable neighbourhoods and enhanced quality of life. This proposed development is not compatible with these stated objectives.

The Tier 2 status attributed to the site in the local Glanmire Framework Plan, cannot be realised because of the lack of community infrastructure including the public transport that can adequately cater for the scale of demand.


This would also include the provision of other facilities like adequate medical care facilities, shops and supporting infrastructure that the community will require on a daily basis. The development should provide for reasonable pedestrian access in accordance with the walkable neighbourhood criteria envisaged in the Tier 2 objectives.

This development does not in any way provide for a sustainable future or adherence with the proposed guiding principle put forward by Cork City Council Development Plan for a 15 Minute City.

I request that you refuse this application on the grounds outlined above.
Thank you for your consideration.

On behalf of Ms Jenny Lynch


Peter Crossan


Jenny Lynch

Jenny Lynch
5 The Avenue
Woodville
Glanmire
Cork

07/01/2025

Reg. No.: 24/43414

Applicant: O Flynn Construction Co. Unlimited Company
At: To the north of Dunkettle House
(Protected Structure - PS1190) and associated
structures (protected structures - PS1238, PS1239,
Dunkettle (townland) Glanmire Cork

A Chara,

I wish to acknowledge receipt of your submission, received on 23/12/2024 regarding an application for Permission for the following Large Scale Residential Development (LRD) comprising the demolition/removal of existing ruins/structures including a former dwelling on the northern part of the site) and the construction of 550 no. residential units to include 394 no. dwelling houses (comprising a mix of 2 3 and 4 bed semi-detached and townhouse/ terraced units) and 156 no. apartment/duplex units (comprising a mix of 1 and 2 bed units in 10 no. blocks ranging in height from 2 to 6 storeys) 1 no. creche 3 no. commercial units (comprising a shop café and medical/general practice facility) and all associated ancillary development works including a new vehicular access new pedestrian access a traffic signal controlled Toucan pedestrian crossing and upgrades to the road markings on the L2998 Road to the east a new greenway through the development connecting to the L2998 to the north and to the existing (Dunkettle to Carrigtwohill) Greenway to the south drainage (including attenuation pond) footpaths & cycle lanes landscaping amenity and open space areas boundary treatments bicycle and car parking bin storage 7 no. ESB substations the undergrounding of the existing overhead electricity lines currently transversing the site public lighting and all other ancillary development located to the north of Dunkettle House (protected structure - PS1190) and associated structures (protected structures - PS1238 PS1239 PS1240 PS1170) Dunkettle (townland) Glanmire Cork at To the north of Dunkettle House, (Protected Structure - PS1190) and associated, structures (protected structures - PS1238, PS1239,, Dunkettle (townland) Glanmire Cork

This submission received in accordance with the provisions of the Planning & Development Regulations 2001 (as amended) forms part of the file, which is available for inspections by the public at the Planning Department, City Hall, Cork. Opening hours are Monday-Friday from 10.00a.m. – 4.00p.m.

You will be notified when a decision is made on the application.

This letter should be retained. If you wish to appeal such decision, a copy of the attached acknowledgement must accompany your appeal to An Bord Pleanála.

A copy of the Council's decision will issue to you in due course.

Mise, le meas,



Eoghan Fahy
Clerical Officer
Planning & Integrated Development

Acknowledgement of Receipt of Submission or Observation on a Planning Application

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the **only** form of evidence which will be accepted by An Bord Pleanála that a submission or observation has been made to the Planning Authority on the planning application.

Planning Authority Name: **Cork City Council**

Planning Application Ref. No.: **24/43414**

A submission/observation, in writing, has been received from:
Jenny Lynch, 5 The Avenue, Woodville, Glanmire, Cork
on **23/12/2024** in relation to the above planning application.

The appropriate fee of €20 has been paid. *(Fee not applicable to prescribed bodies).*

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Eoin

**Community, Culture &
Placemaking Directorate**

Date: 07/01/2025

Cork City Council Planning Department. For Inspection Purposes Only!



AN BORD PLEANÁLA

LDG- 079757-25

ABP- _____

02 MAY 2025

Fee: € 220

Time: 9.28

By: Kay Pest