

Validation Checklist

Lodgement Number : **LDG-079752-25**
Case Number: **ABP-322434-25**
Customer: **Mary Long**
Lodgement Date: **02/05/2025 10:05:00**
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 ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
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 - Multiple

LRD01M

Run at: 02/05/2025 14:41

Run by: Dáire Littleton Caden

Lodgement Cover Sheet - LDG-079752-25

Details

Lodgement Date	02/05/2025
Customer	Mary Long
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

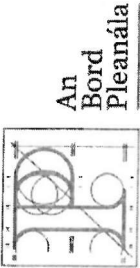
Lodgement Type	Appeal
Section	Processing

Fee and Payments

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

Appeal

Run at: 02/05/2025 10:10
Run by: Shirley Connolly



An Bord Pleanála

Lodgement ID	LDG-079752-25
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-062395-25
Related Payment Details Record	PD-062242-25

LRDCIM

09/04/25 4D 06/05/25

ABP - 322434-25

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	
LDG-	079 752-25
ABP-	
02 MAY 2025	
Fee: €	220
Type:	Chg
Time:	9.26
By:	Reg Post

Planning Appeal Form

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Mary Long

(b) Address

Dunkathel Lodge
Glanmire
Cork

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

n/a

(b) Agent's address

n/a

Postal address for letters

3. During the appeal we will post information and items to you **or** to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the
address in Part 1

☒

The agent at the address in
Part 2

☐

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

Cork City Council

(b) Planning authority register reference number

(for example: 18/0123)

24/43414

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Dunkettle, Glanmire, Cork

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Please see letter attached.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Please find enclosed.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Please find enclosed.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☐

No, I do not wish to request an oral hearing

☒

NALA has awarded this document its Plain English Mark
Last updated: April 2019.





Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Mary Long
Dunkathel Lodge
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 22/12/2024 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.



We are Cork.

Dunkathel Lodge
Glanmire
Cork

30 April 2025

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Dear Sir/Madam,

Ref: 24/43414 Cork City Council-Development Dunkettle, Glanmire, Cork

I am writing as a long-standing resident of Dunkettle to lodge a formal appeal and strong objection to the proposed development referenced above. This submission outlines my serious concerns regarding the planning, environmental, legal, and community implications of the proposed project — particularly Phase 1 of what is clearly a multi-phase scheme.

This development directly threatens the character, biodiversity and amenity value of an ecologically sensitive area, while introducing planning irregularities, including the obstruction of a long-standing private right of way/ easement. While we object to the development, our particular concern is in respect of the cycle lane as detailed below.

1. Obstruction of private Easement /Right of Way and Impact on Residential Quality of Life

The proposed cycle lane is positioned in a way that blocks our long-established private right of way which enables us walk through the lands at Dunkettle. Our residence is the original gate lodge on the estate and this right of way has been exercised without ever being relinquished.

A location for quiet recreational enjoyment, which will be disrupted by new paved infrastructure, pedestrians and cyclists.

The proposal to obstruct our established private easements will have a significant adverse impact on our access to and enjoyment of the heritage area located on the grounds of Dunkathel House. The easement has historically served as a vital green space for our daily use, particularly after the main road was relocated closer to our property, leading to a marked increase in noise pollution. The proposed cycle lane threatens to block access to the adjoining lands of Dunkathel House, further diminishing our quality of life, impinging our rights.

Additionally, this new cycle lane introduces heightened risks of noise pollution and disturbances stemming from pedestrian and cyclist traffic, as well as associated anti-social behaviours including loud music, shouting, drinking, and other disruptive activities. These issues are already prevalent with the existing cycle lane and heavy road traffic. The proposed construction will exacerbate the degradation of the location of our property, undermining its value and liveability. Such impacts are inconsistent with sound planning principles and disregard the need for equitable and respectful coexistence between residential and development interests.

2. Loss of Natural Sunlight and Visual Intrusion at our property

The construction of the cycle lane, especially with associated fixtures such as lighting, signage, or boundary treatments, will obstruct natural sunlight to our property. This directly affects the residential amenity of our home, reducing access to natural light, particularly during winter months, and undermining the enjoyment of our private garden space.

3. Incomplete and Piecemeal Application

The current application pertains only to Phase 1 of a three-phase development, yet no full masterplan has been submitted. This piecemeal approach prevents the proper assessment of:

- Cumulative environmental impacts, particularly in relation to protected species and habitats.
- Traffic and infrastructure pressures, which will intensify across all phases.
- Drainage, water runoff, and flood risks, likely to worsen with further urbanisation.

This approach is contrary to the Planning and Development Regulations 2001 (as amended), which require cumulative and in-combination impacts to be considered, and it breaches established case law (*O’Grianna v An Bord Pleanála* [2014] IEHC 632), which prohibits project-splitting to avoid full environmental scrutiny.

4. Contravention of Statutory Plans and Sustainable Planning Objectives

The proposed development materially contravenes the Cork City Development Plan 2022–2028, including Biodiversity & Green Infrastructure Policies. Such policies call for the preservation of ecological corridors — which this project compromises through intensive land use beside a conservation area.

The proposal also fails to comply with Section 34(2) of the Planning and Development Act 2000, which mandates consistency with the proper planning and sustainable development of the area.

5. Inadequate Environmental Impact Assessment and Legal Deficiencies

The Environmental Assessments are fundamentally insufficient. There is:

- a) No robust analysis of cumulative ecological impact from all phases.
 - b) No ecological buffer zone provided between the development and the conservation area.
 - c) No effective mitigation strategy for habitat disturbance, noise, or light pollution.
- The nature impact statement has not assessed how **native bird species and wildlife** would be impacted by an **introduction of significant pedestrian and cyclist presence in the landscape preservation zone** and beside the sensitive conservation area that is currently used as agricultural land complimenting nature. The development will cut off key migration routes and breeding habitats, leading to population declines in native species.

The impact of other 2 phases of development on nature has not been assessed.

- Biodiversity at the Glashaboy River has been greatly impacted by the flood relief scheme and other developments, for example, the loss of swans from the Glashaboy River adjacent to the development.
- Water Contamination Risks: Increased surface runoff from impervious materials could introduce pollutants into nearby water sources, affecting both wildlife and water quality.
- Flooding and Drainage Issues: High-density construction reduces natural drainage, increasing flood risks and environmental damage in conservation areas. Planning has been refused for other developments in Glanmire based on flooding.

In contravention with the Cork City Development plan, wildlife legislation for protected species and National Biodiversity Action Plan 2023-2030.

Moreover, the proposal violates obligations under both the EU Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), which Ireland is legally required to uphold.

6. Violation of the National Biodiversity Action Plan

The development undermines the objectives of the National Biodiversity Action Plan 2021–2027, particularly:

- Action 1A: To fully integrate biodiversity into decision-making.
- Action 3C: To preserve and connect high-value ecological corridors.

The area in question is home to several protected bird and amphibian species, and this proposal introduces increased human traffic, construction disturbance, and habitat loss — all of which will accelerate biodiversity decline in a designated conservation zone.

7. Health and Safety Risks.

The proposed cycle lane is intended to traverse hilly terrain, which poses serious hazards. Children, inexperienced cyclists and individuals using scooters may struggle to control their speed when traveling downhill, leading to an increased risk of accidents and injuries. Furthermore, high-speed cycling on steep gradients could contribute to collisions, endangering pedestrians and other users.

Furthermore, the existing road network may not be adequately designed to support a surge in cycling activity, leading to dangerous conditions for all road users. The entrance to the estate poses a significant risk to cyclists and pedestrians, any further users will compound this risk when vehicles are exiting and entering.

Alternative options are available away from conservation areas.

8. Community Impact and Precedent Risk

As a resident, I am deeply concerned about:

- a) Noise and light pollution, which will affect both wildlife and local quality of life.
- b) Precedent setting — if Phase 1 is approved, it will almost certainly compel approval of Phases 2 and 3, even if their impacts are more severe.

This is a highly sensitive site, and once lost, the ecological and community damage cannot be reversed.

9. Other developments

Look at proposed projects for the area, the plan to develop Tivoli to include accommodation for a significant amount of residents effectively creating a town. The

development at Dunkettle should be rejected and the lands dezoned to enhance biodiversity.

Lands at Lotabeg were refused permission by An Bord Pleanála due to the landscape preservation zone. The lands attached to Dunkathel House are of significant importance beside the Glashaboy River where wildlife and biodiversity thrives in a peaceful location.

10. Heritage Impact

Threat to Architectural and Historical Integrity

The proposed development is in proximity to a heritage listed site- Dunkathel House. The alteration of the landscape and skyline will diminish the historical character of the area. The development risks erasing the areas historical relevance.

11. Visual Intrusion:

The scale of high-density housing is incompatible with the historic landscape, altering the scenic and cultural identity of the conservation area. It is completely out of character for the area.

The project does not align with established conservation principles and local planning regulations that seek to preserve heritage sites. This directly contradicts guidelines set forth by the Cork City Council in the Cork City Development plan.

12.Sustainability & Infrastructure Strain

Traffic and Pollution Surge:

Higher population density increases vehicular emissions, noise pollution, and environmental degradation in sensitive ecosystems. While sustainable transport infrastructure is supported under the National Planning Framework (NPF) and Climate Action Plan, such projects must be appropriately sited. The current proposal represents overreach into a protected zone when viable alternatives along existing roadways or less sensitive corridors exist.

13. Adverse Impact on Historic Estate Character and Setting

The subject site forms part of a demesne landscape associated with Dunkathel House. This historic designed landscape is a recorded feature of cultural heritage. As per the Architectural Heritage Protection Guidelines for Planning Authorities (2011), developments in the vicinity of historic demesnes should respect their character and setting. The proposed cycle lane materially alters the spatial experience and visual coherence of this historic environment.

14. Preservation of Natural Playgrounds for wildlife

The landscape preservation area serves as a critical sanctuary—a “playground for nature” where ecosystems interact freely and biodiversity thrives. This undisturbed land supports intricate cycles of growth and decay, providing habitats for countless species while maintaining ecological balance. The proposed development threatens to disrupt these vital natural processes, compromising the area’s role as an unspoiled refuge for flora and fauna. Such spaces are irreplaceable and must be safeguarded for future generations, in accordance with the Wildlife Act 1976 and broader commitments to biodiversity conservation.

15. Outdated Zoning Maps and Failure to Reflect Current Crises

The zoning maps underpinning this proposal are outdated and fail to account for the climate and biodiversity crises we are currently facing. Ireland’s commitments under the Climate Action and Low Carbon Development (Amendment) Act 2021 and the EU Biodiversity Strategy 2030 require that planning and land use policies prioritize the mitigation of climate change and the protection of natural ecosystems. Proceeding with a development based on outdated zoning data risks contravening these obligations and undermines the critical need for adaptive, resilient planning in response to these global emergencies.

16. Increased Surface Water Runoff and Flood Risk

The replacement of permeable land with hard infrastructure will substantially increase surface water runoff, exacerbating an already sensitive local flood risk. Our property has experienced drainage issues in the past, and the additional impermeable surfaces will overwhelm the local drainage capacity, contrary to sustainable drainage principles.

17. Noise Pollution and Antisocial Behaviour

The proposed route would introduce a persistent source of noise pollution adjacent to residential properties, particularly during early mornings and evenings. Moreover, similar developments in comparable areas have become hotspots for antisocial behaviour, including vandalism, loitering, and illegal motorbike use. There appears to be insufficient provision in the application for monitoring or mitigating such risks.

18. Negative Impact on Residential Quality of Life

Collectively, the above factors contribute to a significant decline in our quality of life. The cycle lane would convert a quiet, historically valuable green space into a

throughway with environmental, social, and emotional impacts that residents were neither consulted on nor prepared for.

19. Lack of Meaningful Community Consultation

It is also concerning that the consultation process appears to have been insufficient in engaging directly affected residents. Transparent community involvement is a cornerstone of equitable planning, and we believe this principle has not been upheld in this instance.

20. Council Conditions Planning

The conditions set out in the planning permission decision emphasises the damage to nature, removing native bird species from their habitats. Although alternative provisions for bats, hedgehogs, and other wildlife are included, these cannot fully mitigate the displacement and loss of biodiversity that will inevitably result from this development.

Additionally, having already endured the noise pollution and vibration levels during the construction of the nearby cycle lane adjacent to our property, we have firsthand experience of the negative consequences such projects bring. The disruption was not only a major inconvenience to residents but also a direct threat to the surrounding natural ecosystem.

This development, if approved, will further exacerbate the ongoing damage to the delicate balance of nature in our community.

21. Infrastructure

It would be preferable for the area if the Cork Metropolitan Area 2040 transport plan was implemented as it demonstrates that conservation areas remain undisturbed by unnecessary public traffic. By refraining from introducing cyclists, pedestrians and dogs into these protected spaces, the plan aligns with best practices for conservation and ecosystem preservation.

Conclusion

For the reasons outlined, we urge the planning authority to reject the development and seek alternative routes that respect heritage assets, minimise environmental risks, and maintain the amenity of existing communities.

Yours faithfully,

Mary Long and Honor Hayes

AN BORD PLEANÁLA
 LDG- 079752-25
 ABP. _____
02 MAY 2025
 Fee: € 2.20 Type: Chg
 Time: 9.26 By: Ray Post
SC



RegisteredPost
 SEARCH / SCAN
 TRACKING AN CHISTEAMHANA
 CUSTOMER REFERENCE
 RL 0156 2250 51E
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 SIGNED / SIGNATURE REQUIRED
 DELIVERED
 SIGNED / SIGNATURE REQUIRED
 RECYCLABLE
 on post

The Secretary,
 An Bord Pleanála,
 64 Marlborough Street,
 Dublin 1,
 D01 V902.