

An
Bord
Pleanála

Memorandum ABP-322434-25

To: Ms. Bronwyn Byrne, SEO

From: Daire Littleton Caden, EO

Re: 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,

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report and Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority. The application may be inspected online at the following website set up by the applicant: www.dunkettle.ie To the north of Dunkettle House, (Protected Structure - PS1190) and associated structures (protected structures - PS1238, PS1239,, Dunkettle (townland) Glanmire Cork

Date: 13/06/2025

On the 9th April 2025 Cork City Council granted permission with conditions for reg ref 2443414 in accordance with the Planning and Development Act 2000 (as amended). The last day for receipt of a valid appeal was 6th May 2025.


Two valid 3rd party appeals were received before the deadline for appeals.

No observations have been received in relation to this appeal. The final date for observations was the 3rd June 2025.

An EIAR and NIS were submitted with the initial application to Cork City Council on the 18th November 2024.

File forward for comments

Mr Littleton Cadez
Please forward file to
R. O'Connor for report

By  13/6/25