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**LARGE RESIDENTIAL
DEVELOPMENT
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Appeal No: ABP 322434-25Please treat correspondence received on 30/05/25 as follows:

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Amendments/Comments	<u>applicant's response to appeal</u>

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Date: <u>16/06/25</u>	Date: <u>23/06/25</u>

Dáire Littleton Caden

From: Appeals2
Sent: Dé hAoine 30 Bealtaine 2025 14:23
To: Dáire Littleton Caden
Subject: FW: ABP Ref. ABP-322424-25
Attachments: LTR_250514_Response to 3rd party appeal_CS.pdf

From: Cora Savage <csavage@mhplanning.ie>
Sent: Friday, May 30, 2025 2:20 PM
To: Appeals2 <appeals@pleanala.ie>
Cc: Tom Halley <THalley@mhplanning.ie>
Subject: ABP Ref. ABP-322424-25

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Good Afternoon,

We act on behalf of the applicant, O'Flynn Construction Co. Unlimited Company and wish to respond to the third party appeals lodged by BPS Planning and Development Consultants on behalf of Joan Murphy of Broomhill, Woodlands, Glamire, Cork, Brendan McGrath and Associates on behalf of the Dunkettle Residents Association c/o Deirdre Kelliher, 29 The Beeches, Woodville, Glamire, Cork, Mary Long, Dunkathel Lodge, Glanmire, Cork and Peter Crossan on behalf of Jenny Lynch, 5 The Avenue, Woodville, Glanmire, Cork against Cork City Councils notification of a decision to grant permission for a Large-Scale Residential Development (LRD) comprising the construction of 550 no. residential units (394 no. dwelling houses and 156 no. apartment/duplex units), creche and 3 no. commercial units (comprising a shop, cafe and medical/general practice facility) and all associated ancillary development works located to the north of Dunkettle House (protected structure - PS1190) and associated structures (protected structures - PS1238 PS1239 PS1240 PS1170) Dunkettle (townland) Glanmire, Cork (Cork City Council Ref. No. 24/43414).

We trust that this submission will be considered in the Boards assessment of the proposed development. Please contact the undersigned if you require any further information.

Kind Regards,
Cora

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The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

30 May 2025

Re: An Bord Pleanála Ref. ABP-322434-25
Response to third party appeals against Cork City Councils decision to grant permission for a Large Scale Residential (LRD) comprising 550 no. residential units, creche, 3 no. commercial units and ancillary development at Dunkettle (townland), Glanmire, Cork.

Dear Sir/Madam,

We act on behalf of the applicant, O'Flynn Construction Co. Unlimited Company and wish to respond to the third party appeals lodged by BPS Planning and Development Consultants on behalf of Joan Murphy of Broomhill, Woodlands, Glanmire, Cork, Brendan McGrath and Associates on behalf of the Dunkettle Residents Association c/o Deirdre Kelliher, 29 The Beeches, Woodville, Glanmire, Cork, Mary Long, Dunkathel Lodge, Glanmire, Cork and Peter Crossan on behalf of Jenny Lynch, 5 The Avenue, Woodville, Glanmire, Cork against Cork City Councils notification of a decision to grant permission for a Large-Scale Residential Development (LRD) comprising the construction of 550 no. residential units (394 no. dwelling houses and 156 no. apartment/duplex units), creche and 3 no. commercial units (comprising a shop, cafe and medical/general practice facility) and all associated ancillary development works located to the north of Dunkettle House (protected structure - PS1190) and associated structures (protected structures - PS1238 PS1239 PS1240 PS1170) Dunkettle (townland) Glanmire, Cork (Cork City Council Ref. No. 24/43414).

We would firstly like to point out that the subject site is currently zoned for New Residential Development under Objective ZO 02 in the Cork City Development Plan 2022 and it is one of the largest Urban Expansion areas within Cork City. The development of this site will contribute to the realisation of housing targets in Glanmire and Cork City by delivering much needed high-quality dwellings to meet existing market demand in the short to medium term. The proposal will also help to achieve the objectives of the National Planning Framework which promote compact growth and seek to deliver at least 40% of all new homes within the built-up footprint of existing settlements (NPO 3a).

The site has been zoned for residential development in excess of 20 years. Development of these lands have been hindered by infrastructural constraints within the surrounding area, mainly the upgrading of the Dunkettle Interchange. LIHAF funding was allocated to Glanmire in 2017 for the required upgrades. The amount allocated was increased to €13.53 million in 2020. To date majority of this LIHAF funding has been spent on the delivery of key infrastructure upgrades within Glanmire. The required upgrades to the Dunkettle Interchange are now complete and operational along with a number of other infrastructural upgrades within the Glanmire area including the upgrading of the Dunkettle Road (L2998) to the immediate east of the site, the provision of pedestrian and cycle paths along the Dunkettle Road (L2998) which connect to the East Cork Greenway to the south and the cycle facilities serving Sallybrook/Glanmire via the Lower Glanmire Road to the west all of which now unlock the development potential of this key

strategic site. The site will also benefit from future planned enhancements as part of the Cork Metropolitan Area Transport Strategy (CMATS) which includes the extension of the East Cork Greenway linking Glanmire with the City Centre and Tivoli, enhanced high frequency bus services within Glanmire, a new train station at Dunkettle and the Cork Multi-Modal Distributor Road. Please refer to Appendix A for graphics which illustrate the subject site in the context of the existing and future infrastructure improvements for the area.

The Board will note that the grounds of appeal are almost identical to matters raised by the appellants during the planning application process and have little or no regard to the assessment of these concerns carried out by the Planning Authority. These issues were carefully considered and addressed (where necessary) by the planning authority in making their decision to grant permission.

In considering this appeal, it is also important to point out that the application was accompanied by a detailed and comprehensive set of supporting plans/materials and the Council's decision to grant permission was the culmination of a detailed assessment of all planning matters relevant to the proposal. The final decision underlines that all identified issues have been addressed. We submit that all the raised grounds of appeal were adequately dealt with by Cork City Council in their assessment of the proposal and the proposed development *"accords with the general strategic development objectives and zoning objectives of the Cork City Development Plan 2022-2028, and national planning guidance and, therefore, is considered acceptable in principle."*

Despite our reservations regarding the content and basis of the third-party appeals, we have summarised the issues raised in the appeal below and will provide one composite response to the Board. Our response to the grounds of the third-party appeals is summarised as follows:

- 1. The proposed development is fully in accordance with Government Policy and the Cork City Development Plan 2022.**
- 2. The proposed development will not seriously injure the residential amenities of properties in the vicinity, Dunkettle House or the Landscape Preservation Area and will enhance Glanmire as a whole by providing additional residential units to the area.**
- 3. Glanmire does not lack community facilities and the proposed development will contribute to this offering by providing additional community facilities.**
- 4. The proposed development will not give rise to any adverse traffic or road safety issues.**
- 5. The planning application was accompanied by a very comprehensive list of supporting material which was prepared to a very high standard and contains all the information required/sought by the planning authority.**

Our response to the grounds of appeal is outlined below.

Grounds of Appeal

- 1. The proposed development is fully in accordance with Government Policy and the Cork City Development Plan 2022.**

A number of the appellants have claimed that the proposed development is 'premature' and should be refused permission as it does not comply with Government Policy and the Cork City Development Plan 2022. Brendan McGrath on behalf of the Dunkettle Residents Association has stated that *"the application is premature until a South Glanmire Framework Plan is made and adopted by Cork City Council."* The Cork City Development Plan (CDP) provides that a South Glanmire Framework Plan is to be undertaken for South Glanmire over the lifetime of the plan in order to support sustainable growth in this area:

"Cork City Council will work with relevant stakeholders to produce a Framework Plan to support the sustainable growth of Glanmire and provide a coherent and coordinated land use plan for south Glanmire and its immediate environs."

The South Glanmire Framework Plan is one of multiple a non-statutory 'Framework Plans' that have been identified in the City. The objective of a Framework Plan is to provide high-level guidance and strategic planning for a wider area. Ultimately the preparation of the Framework Plan lies with Cork City Council and not with any of the individual landowners. It is also not a statutory requirement of the CDP that the Framework Plan be prepared and submitted with any individual applications in the area, nor will its contents determine the outcome of any planning applications in the area. This point is reiterated in the fact that Cork City Council did not raise the lack of a Framework Plan as an issue throughout the LRD process.

It is important to point out however that a Masterplan and EIAR was prepared by the applicant for their entire landholding in the South Glanmire area which covers an area of c.64 hectares and includes all of the undeveloped lands zoned 'ZO 02 Residential development in the South Glanmire/Dunkettle area. This demonstrates the applicants' willingness to go above and beyond the normal requirements of a planning application in order to deliver planned, sustainable residential development in the South Glanmire area. Our client should not be penalised for the lack of a Framework Plan which is not a statutory requirement and not a mandatory requirement for a planning application.

Peter Crossan on behalf of Jenny Lynch and Brendan McGrath on behalf of the Dunkettle Residents Association raised concerns in relation the '15 minute city' objectives of the CDP and states that *"this proposed development is not compatible with these stated objectives"* and *"there is a disjunction between the '15 minutes city' strategic objectives of the city development plan and how the subject scheme is described and assessed in the application."* Brendan McGrath also states that *"much of the material in the assessments that form part of the application, is misleading, irrelevant or wrong."* We strongly disagree with these statements. The 15 minute city is defined as *'access to all necessary amenities within a 10-minute walk/cycle and access workplaces and other neighbourhoods with a 15-minute public transport journey.'* A social infrastructure audit (SIA) was submitted with the application which assessed all available amenities within 15 minutes of the site, including schools, shops and childcare facility. The catchment area for the SIA was set as the area covered within a 15 min cycle from the site access point. A 15 min cycle area was chosen as it aligns to the national and city policy objectives of creating urban environments that provide ample services within 15 min of a dwelling. Notwithstanding this, the application includes a shop, café and GP/medical services, creche, greenway and other amenities all within a 15-minute walk of each house, thereby ensuring that all essential services and amenities are available to the residents of the development. Therefore, the residents will have access to all essential social infrastructure and services.

As can be seen in figure 1 below, the SIA found a total of 485 facilities located within the catchment area of the proposed development. More than a quarter (126) of the SIA facilities identified were retail facilities, which was the highest count of any SIA category.

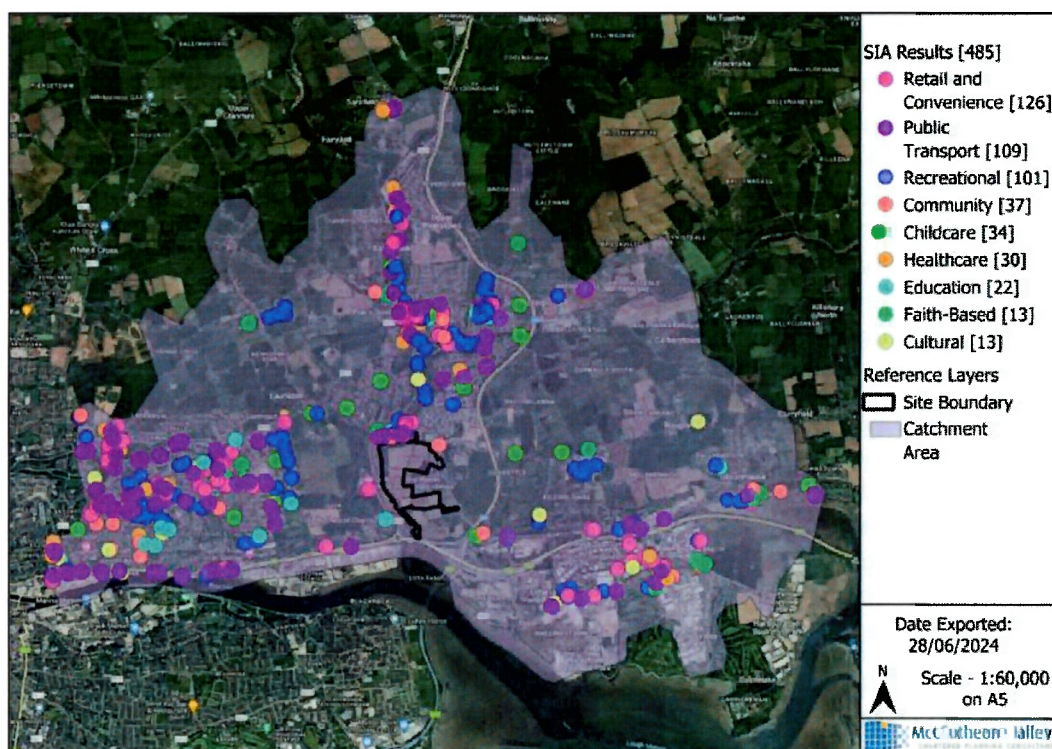


Fig 1: Social Infrastructure facilities within 15 minutes cycle time of the subject site.

The SIA also shows that there is a variety of retail, cultural, public transport, recreational and healthcare facilities within 15 minutes of the subject site. In addition to the existing facilities the proposed development also includes a local centre which will include a childcare facility and 488.7 sqm of commercial space comprising a shop, café and GP/medical services.

BPS Planning and Development Consultants on behalf of Joan Murphy have claimed that the proposed development does not comply with the ZO 02 zoning objective for the site and state that *"ABP is asked to consider whether the applicant proposals comply with this zoning which requires a balance between new residential development and new social and physical infrastructure."* They go on to state that *"the scheme is imbalanced as regards the provision of residential accommodation relative to social and physical infrastructure."* We entirely disagree with this and submit that the proposed development is fully compliant with the zoning objective pertaining to the site. The subject site lies within the development boundary of Glanmire and is zoned ZO 02 New Residential Neighbourhood where it is an objective *"to provide for new residential development in tandem with the provision of the necessary social and physical infrastructure."*

The proposed development consists of 550 no. residential units to be provided in tandem with all the necessary social and physical infrastructure required to support the development. As mentioned above a childcare facility and 488.7 sqm of commercial space comprising a shop, café and GP/medical services are proposed within the development itself and the applicant is currently developing a neighbourhood centre as part of the Ballinglanna Strategic Housing Development to the north, which will be available to the residents of the Dunkettle LRD.

All other necessary physical infrastructure such as roads, car parking, amenity areas, water supply, sewers, stormwater, drainage etc are also provided as part of the development. The site also benefits from the recent upgrading of the Dunkettle Interchange, the upgrading of the Dunkettle Road (L2998) to the immediate east of the site and the provision of pedestrian and cycle paths along the Dunkettle Road

(L2998) which connect to the East Cork Greenway to the south and the cycle facilities serving Sallybrook/Glanmire via the Lower Glanmire Road to the west. The site will also benefit from future planned enhancements as part of The Cork Metropolitan Area Transport Strategy (CMATS) all of which are detailed above. Therefore, the proposed development is fully compliant with the ZO 02 objective pertaining to the site.

The Executive Planner noted in their report dated January 20th, 2025 that *"it is considered that the principle of the development complies with the zoning objective ZO 02 New Residential Neighbourhoods of the Cork City Development Plan"* and in their report dated April 8th, 2025 that *"the proposed development accords with the zoning objectives for the site and accords with the general strategic development objectives of the Cork City Development Plan, and national guidance and is acceptable in principle."* The appellants appeal makes it clear that they have had little or no regard to the assessment of their concerns carried out by the Planning Authority.

BPS Planning and Development Consultants have also raised concerns with non-compliance with Objective ZO 17 Landscape Preservation Zone and state that *"our client notes how there is a presumption against development within this zone as set out under Objective NE 15."* This statement shows the appellants clear misunderstanding or disregard for the submitted documents as it is clear from the submitted site layout plan that no development is proposed within the landscape Preservation Zone nor within the woodland area to the west of the site and in fact multiple measures have been included within the development to protect these areas as is detailed within the application documents. The Council in their assessment of the proposed development reiterated this and stated in their report dated January 30th, 2025, that *"it is noted that no development is proposed within the area zoned ZO 17 Landscape Preservation Zone as set out in the City Development Plan and therefore the proposed development also complies with this zoning objective."*

Mary Long has raised a number of issues in relation to the environmental reports submitted with the application and states they are in violation of Government Policies. She has stated that *"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."* We entirely disagree with this statement, as does Cork City Council in their assessment of the proposed development. The proposed development was guided by the project ecologist, Enviroguide to ensure that there would be no negative impact on the ecological corridors both throughout and adjacent to the subject site. An AA Screening, NIS and EIAR were all completed and submitted with the application documents. Each report included a full assessment of ecological corridors throughout and adjacent to the subject site and concluded that with appropriate mitigation measures there would be no negative impacts associated with the proposed development. This is reiterated by Cork City Councils Biodiversity Officer who stated in their report that *"there is no objection to the proposed development."*

Mary Long goes on to state that *"the development undermines the objectives of the National Biodiversity Action Plan 2021-2027"* particularly Actions 1A and 3C. We disagree with this. In accordance with Actions 1A and 3C Biodiversity has been integrated into the design of the proposed development through adherence to best practice guidance on assessing baseline conditions, assessing the potential for significant effects and the recommendation of mitigation and enhancement measures during all phases of the development.

In consultation with the project landscape architects and engineers, the design and planning has been optimised in terms of wildlife connectivity and habitat protection/ creation. Examples of measures included are the provision of breeding bird habitat, wildflower meadows, hibernacula and low

intervention/Treeline management. Therefore the proposed development is fully in accordance with the National Biodiversity Action Plan 2021-2027.

In summary, the appeals are based on a fundamental misunderstanding and misapplication of the National and Local policies and a misunderstanding or disregard for the submitted documents. We firmly believe that the proposed development is fully in accordance with all relevant national policies and the Cork City Development Plan and the specific policies and objectives pertaining to the site and we would therefore ask the Board to uphold the Council's decision to grant permission for the proposed development.

2. The proposed development will not seriously injure the residential amenities of properties in the vicinity, Dunkettle House or the Landscape Preservation Area and will enhance Glanmire as a whole by providing additional residential units to the area.

Right from the outset and to ensure that there would not be a negative impact on the residential amenities of the area, Dunkettle House or the Landscape Preservation Area designation, the proposed development was very carefully conceived and based on a comprehensive and robust appraisal to ensure that the scheme would be delivered and managed to a very high standard in order to protect the amenities of the area.

Peter Crossan on behalf of Jenny Lynch has claimed that the development will have *"a major impact on their residential amenity and on their day to day lives"* as it is *"grossly over-scale"* and *"not in keeping with this environment"* and BPS Planning and Development Consultants claim that *"the planning application would impact adversely on our clients residential and visual amenities."* We entirely disagree with these statements. The applicants have taken great care to ensure that the amenities of existing residents are protected and that the amenities currently enjoyed by them are enhanced in a positive manner.

BPS Planning and Development Consultants have raised concerns in relation to the negative impacts they believe will result from the proposed development on their clients property. They claim that *"these units will tower above our clients property causing overshadowing including blocking daylight and the skyline"* and would result in *"diminished light, loss of sunlight and loss of privacy."* These statements show a clear disregard for the very comprehensive Daylight and Sunlight Assessment by BPC which was submitted with the application. Section 5.2 of this report included a detailed assessment of the appellants property to ensure there would be no negative impacts. The 25 Degree Line test was conducted to determine if there would be any impacts on the skylight enjoyed by the appellants. The analysis shows that none of the 25-degree planes cut the proposed development. That is to say, the obstruction angle is less than 25 degrees for all of the windows tested. Therefore, the proposed development will have a negligible impact on the skylight enjoyed by the appellant.

A Vertical Sky Component (VSC) analysis was also carried out to determine if there would be any impact on the level of daylight/sunlight currently enjoyed by the appellants. The results show that the proposed development will have a negligible impact on surrounding buildings with respect to daylight. All windows of the appellants property have a reduction in VSC of less than 20%. Therefore, the appellants property will enjoy a similar level of daylight/skylight after the proposed development is built. It was determined that a detailed sunlight analysis was not required as due to the fact the obstruction angle of the new development is less than 25 degrees for the windows tested at Broomhill House there will be a negligible impact on sunlight to this dwelling and the windows tested using VSC analysis predominantly have values greater than 27% with the new development in place, indicating that there will be a negligible impact on sunlight to the existing dwellings. The sunlight availability was checked for the appellants rear garden. The analysis shows more than 50% of the garden tested receives at least 2hrs of sunlight on March 21st before and after the proposed development. Based on the results, there will be a negligible impact on sunlight to the gardens due to the proposed development shown and there will be no material impact

on the appellants' properties. Therefore, it can be concluded that there will be no overshadowing or loss of daylight or sunlight to the appellants property as a result of the proposed development.

BPS Planning and Development Consultants also claim that the proposed development *"would cause adverse overlooking to the rear of her home on its western side", "would cause adverse overlooking of not just her patio and reception rooms but also her front door and front garden" and "there is no justification for failing to provide adequate setbacks and / or to avoid overlooking / loss or privacy impacts arising from overlooking windows."* The appellants solution to these issues is to revert to a previous permission on site from nearly 20 years ago which proposed a much lower density and no dwellings along the eastern boundary of the site. This solution shows the appellants complete disregard for the current housing crisis facing the country and a complete misunderstanding of the changes to residential policies and guidelines which have come about over the last 20 years.

The appellant states that *"the applicants proposed site layout plan and other drawings each include setbacks not to our clients property but to the elevation of her home"* and *"these dwellings are setback only approx. 11m from the shared boundary."* We entirely disagree with these statements. The applicants have taken great care to ensure that the privacy of existing residents is protected and that the amenities currently enjoyed by them are enhanced in a positive manner. The proposed development is also entirely in compliance with the required setbacks as detailed in the Sustainable Residential Development and Compact Settlement Guidelines, issued by the DoEHCLG and are in fact well in excess of the minimum setbacks required (i.e. 16m separation distance or c.8m back gardens). As is clearly evident from the submitted site layout plan by DMNA Architects the proposed dwellings along the eastern boundary are situated over 11m from the appellants rear boundary and over 34m from the rear of the appellants property. The dwellings to the south of the appellants property are situated over 17m from the side elevation of her property – all above minimum standards.

The appellant goes on to state that her privacy will be diminished due to *"overlooking from elevated houses and duplexes located on ground levels well above those of her own property."* Again, this is simply not true as the proposed dwellings bounding the appellants property are in fact at a lower finished floor level than her property. The appellants' property sits at a ground level of c.50m. The proposed units to the west have a finished floor level of 45-46m while the units to the south have a finished floor level of 43m. In addition to this all windows serving the elevations facing the appellants property are serving en-suite bathrooms and bedrooms. Therefore, it is impossible for any overlooking of the appellants' dwellings.

It is clear from the submitted documents that the proposed development will not have a negative impact on the sunlight and daylight enjoyed by or the privacy of the surrounding properties, and this is acknowledged in the planner's report dated January 30th. The Executive Planner states that *"given the distance to the nearest dwellings location on the southwest boundary it is not considered that there would be any negative impacts on the residential amenities of these dwellings in terms of overshadowing or overlooking"* and *"in this regard it is not considered that the proposed development would give rise to any undue loss of privacy or access to daylight or sunlight."*

BPS Planning and Development Consultants and Mary Long have also raised concerns in relation to noise and dust impacts as a result of the proposed construction and operational works and state that *"noise, vibration, disturbance air quality impacts, etc, to be exacerbated by cut and fill works", "the potential for adverse impacts is significant" and "the new cycle lane introduces heightened risks of noise pollution and disturbances stemming from pedestrian and cyclist traffic."* The appellants claims that no details of mitigation measures were submitted with the application. The submitted EIAR assessed the impacts of both construction and operation works on nearby sensitive receptors, including the appellants properties. A number of detailed mitigation measures were included in the submitted documents which will protect the appellants from any negative impacts. A preliminary Construction Management Plan was

also submitted which detailed how noise, dust and vibration would be managed on site and again contained a number of mitigation measures. All reports and proposed mitigation measures were assessed by the Councils Environmental Department who deemed all to be adequate and raised no objections to permission being granted.

May Long has raised objections over the legal title of the applicant to carry out certain aspects of the development, specifically the proposed cycle lane running through the site. The appellant has stated that they have a 'long established private right of way' over the area upon which the cycleway is proposed which is adjacent to their dwelling. They have stated that the proposed development will result in their private right of way being disrupted and this will have a "significant impact on our access and enjoyment of the heritage area located on the grounds of Dunkathel House" and "the proposed cycle lane threatens to block access to the adjoining lands at Dunkathel House, further diminishing our quality of life impinging our rights." The area in question, as highlighted in figure 2 below, is within the full ownership of the applicant, O'Flynn Construction Co. Unlimited Company so therefore they do not require any consent from the appellant in relation to the provision of the cycleway.

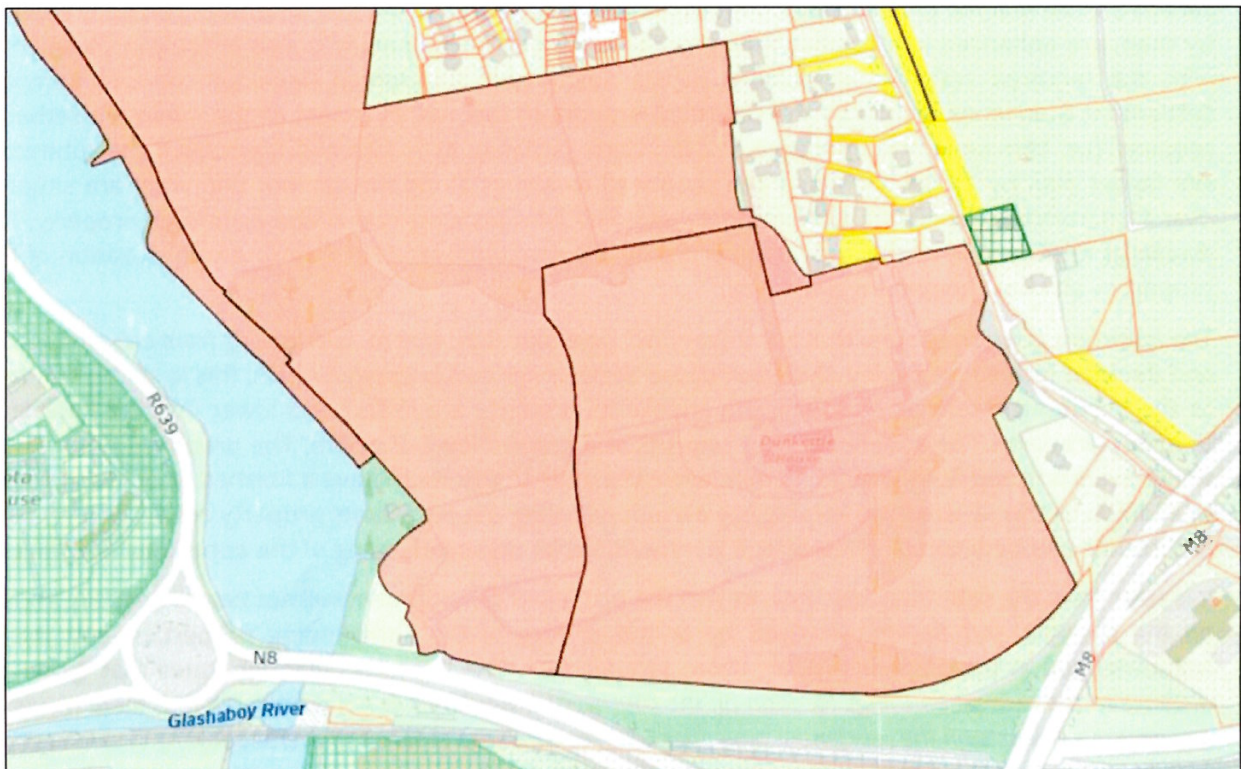


Fig 2: Area highlighted red is within the full ownership of the applicant.

The information presented to the Board as part of the Long appeal reiterates the appellants clear misunderstanding of her right of way and are completely irrelevant to this appeal. The suggestion that an alternative route for the cycleway be found is misplaced and unfounded and runs completely contrary to the interests of sustainable development and national planning guidelines which promote sustainable methods of transport such as walking and cycling. We would ask the Board to dismiss these grounds of appeal and determine the development based on its merits.

Both Mary long and BPS Planning and Development Consultants have raised concerns in relation to the negative impacts of the proposed development on Dunkettle House and the Landscape Preservation Area claiming that "the proposals would adversely impact on Dunkettle House," the proposed cycle lane

materially alters the spatial experience and visual coherence of this historic environment” “ the alteration of the landscape and skyline will diminish the historical character of the area” and “Chapter 5 of the EIAR ‘Landscape and Visual Assessment’ fails to properly assess the likely significant adverse visual impact of the scheme on Dunkettle House.” We entirely disagree with all these statements. As mentioned previously it is clear from the submitted site layout plan that no development is proposed within the landscape Preservation Zone nor within the woodland area to the west of the site and multiple measures have been included within the development to protect these areas as is detailed within the application documents. Dunkettle House and its associated outbuildings and grounds lie to the southeast of the subject site. Dunkettle House and its associated outbuildings are listed on the record of protected structures under references no’s. PS1190, PS1170, PS1240, PS1239 and PS1238. While the house or its grounds do not form part of the application site its proximity has been taken into consideration when designing the scheme (as detailed in the architects design statement) and was taken into consideration as part of the EIAR.

The Council noted in their report dated January 30th that *“the proposed development site would be located to the far north of the Dunkettle House, in an area of fields that do not appear to have been historically connected with the house”* and based on this *“there is no objection to the proposed development.”* They also state that *“it is noted that no development is proposed within the area zoned ZO 17 Landscape Preservation Zone as set out in the City Development Plan and therefore the proposed development also complies with this zoning objective.”*

Therefore, we would ask the Board to uphold Cork City Council's decision to grant permission as the proposed development will clearly not injure the residential amenities of properties in the vicinity, Dunkettle House or the Landscape Preservation Area and will enhance Glanmire as a whole by providing additional residential units and amenities/services to the area.

3. Glanmire does not lack community facilities and the proposed development will contribute to this offering by providing additional community facilities.

BPS Planning and Development Consultants, Brendan McGrath and Associates and Peter Crossan have all questioned the current level of community facilities and infrastructure currently available within the Glanmire area. They have stated that *“there are few existing services and facilities within 800 meters (a ten minute walk) of the proposed housing”* and *“Glanmire has a skeletal public transport network”*. They go on to state that they *“do not consider the proposed shop, creche and primary care centre within the scheme to amount to an acceptable level of local provision.”* We completely disagree with these statements. The Cork City Development Plan designates Glanmire as a ‘Small Urban Town’ that has *“a good mix of services and facilities for its scale.”*

As discussed above a social infrastructure audit (SIA) was submitted with the application which assessed all available amenities within a 15 minute cycle of the site. The SIA found a total of 485 facilities located within the catchment area of the proposed development. More than a quarter (126) of the SIA facilities identified were retail facilities, which was the highest count of any SIA category. The SIA shows that there is a variety of retail, cultural, public transport, recreational and healthcare facilities within 15 minutes of the subject site. In addition to the existing facilities the proposed development also includes a local centre which will include a childcare facility and 488.7 sqm of commercial space comprising a shop, café and GP/medical services. The site will also benefit from the neighbourhood centre being provided as part of the Ballinglanna residential scheme to the north and future planned enhancements as part of CMATS which will increase the public transport options available to residents in the area which includes the extension of the East Cork Greenway linking Glanmire with the City Centre and Tivoli, enhanced high frequency bus services within Glanmire, a new train station at Dunkettle and the Cork Multi-Modal Distributor Road.

The Senior Executive Transport Officer, Mr Tony Lynch, concluded that the proposed development is adequately served by existing and planned community and transport facilities and has stated in his report dated March 4th, 2025 that *"this community will be supported through the provision of a new local centre within the proposed development which will add to the community facilities planned for the neighbouring Ballinglanna area"* and *"the proposed development can avail of existing enhancement to the local transport infrastructure in the short to medium term including the recent upgrades to the Dunkettle Road allowing sustainable access to local services(i.e. shops, etc...) and through the delivery of the CMATS programme of infrastructural investment, future residents will have access to a much wider array of sustainable transport options."*

Peter Crossnan states that the *"there are no extra school facilities"* and *"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."* These statements make it clear that the appellants have not considered or examined the submitted documents including the School Demand Report and Childcare Demand Report. The school demand report submitted with the application assessed the current capacity of existing schools within close proximity to the site and the likely demand to be generated as a result of the proposed development. In short, both the existing capacity of the primary and post-primary school catchment areas have the capacity to accommodate the growth generated by the proposed development. Furthermore, the review of land zoned for educational use found that there are 5 parcels of land within the catchment area zoned for educational purposes and a site for a school has also been reserved as part of the applicants Ballinglanna development to the north.

Therefore, even if the proposed development were to generate a demand above the capacity of the catchment area (which we have clearly demonstrated is not the case) there is provision to accommodate for this demand through the provision of new school facilities, including a new school site on our clients lands in Ballinglanna. The report thus finds that the proposed development does not necessitate the provision of a primary or post-primary school in the short term.

The Childcare Demand Report submitted with the application determined the existing capacity and the future demand for childcare facilities within the catchment area. This was done in accordance with the Cork City Development Plan 2022 and the national Childcare Guidelines 2001. The demographic and family unit profiles showed that the demand for childcare services in the catchment will likely decrease in the short to medium term. Based on the capacity of existing childcare service providers, the report concluded that there is sufficient existing childcare capacity within the catchment.

The development yield figures illustrated the magnitude of the impact that the proposed development could have on childcare capacity in the area. In recognition of this, the applicant has included a childcare facility with a 144 no. capacity. The sizing and design of this creche was discussed with the Cork City Childcare Committee prior to lodging the application. This capacity figure would be the second largest facility in the catchment and fill a gap in the current geographic coverage of the existing childcare services. The proposed childcare facility is sufficiently sized to accommodate the maximum case childcare yield scenario and is estimated to add minimum of 59 childcare spaces to the existing capacity in Cork City. Having regard to the above, it is considered that the provision of a childcare facility on site to cater for 144 no. children is more than adequate to meet the demands of the site and will be a welcome addition for the surrounding area of Glanmire and Cork City Council.

Cork City Council raised no issues in relation to a lack of school facilities and in their assessment of the proposed creche determined that *"following review by Cork City Childcare Committee, it was recommended that the childcare facility at the site should have a minimum capacity of 144 no. childcare spaces. The applicants have set out a childcare facility for this amount it is noted and this proposal is considered to be acceptable."*

Therefore, we would ask the Board to uphold Cork City Council's decision to grant permission as Glanmire does not lack community facilities and the proposed development will contribute to this offering by providing significant additional recreational, social and community facilities.

4. The proposed development will not give rise to any adverse traffic or road safety issues.

The appellants claim that *"traffic congestion is just going to escalate"* as this would be *"a car based scheme."* We entirely disagree with this statement. We would like to make clear to the board that a comprehensive Traffic and Transportation Assessment (TTA) by MHL Consulting Engineers was submitted with the application which assessed the impact of the proposed development on the surrounding road network.

The TTA concludes that the proposed development causes negligible impact on the analysed junctions and surrounding area. While the TTA acknowledges that there will be a slight projected increase in traffic it is likely to be less than 5% and will have limited traffic impacts on prevailing traffic conditions in the area in the short to medium term. Long term this impact will be reduced even further with the provision of traffic signals at the junction of the R639 Glanmire Road / Glanmire Bridge in tandem with the opening of the link road through Fernwood. The traffic analysis results assume a robust development trip generation. With the modal split targets proposed in the Cork City Council Development Plan 2022-2028 achieved, all junctions analysed would be within an acceptable design threshold in the design year 2041 with the proposed development and other large scale developments in the area in operation. The TTA was assessed by the Senior Executive Transport Officer who stated in his report dated March 4TH, 2025, that *"I am satisfied with the findings of the assessment"* and *"is satisfied that the proposed development will not cause unacceptable operational traffic impacts in the short to medium term and any future traffic impacts will be mitigated through the delivery of supporting transport infrastructure as presented in the Cork Metropolitan Area Transport Strategy (CMATS)."*

Brendan McGrath and Mary Long have both raised concerns in relation to the pedestrian and cycle facilities proposed as part of the proposed development and the existing facilities in the area and state that *"the proposal does not incorporate an adequate pedestrian / cycleway link between the proposal site and Glanmire Village"* and *"the existing road network may not be adequately designed to support a surge in cycling activity leading to dangerous conditions for all road users."* We entirely disagree with these statements. Extensive pedestrian and cycle links are proposed within the development which connect to the existing facilities within the area. The development includes a perimeter amenity greenway along the entire western extent of the site adjacent to the estuary woodland. This greenway link connects to the existing pedestrian / cycle facilities to the north of the site which lead directly to Glanmire Village and to the inter-urban cycle way along the N21 to the north which leads back to Glanmire Village to the west and to Carrigtwohill to the east. A second perimeter amenity Cycleway is proposed heading east from the Glanmire connection and then south through the undeveloped Woodville lands to connect back into the site to the south and to link through to the cycleway proposed along the southern section of the link road. Further cycleways are located along amenity corridors, utilizing retained treelines and are proposed to connect these various perimeter routes east west through the development, creating a very strong network of segregated cycleways and footpaths which can function as amenity walks through the open spaces around and within the site.

The pedestrian and cycle facilities proposed as part of the development were assessed by the Senior Executive Transport Officer who stated in his report dated March 4TH, 2025, that *"the extent of pedestrian accessibility through and within the proposed development is generally very good with good connectivity provided north to Glanmire, south towards the existing greenway and west to the neighbouring residential development in Ballinglanna."*

Mary Longs claim that *"the existing road network may not be adequately designed to support a surge in cycling activity"* is completely unfounded. Cork City Council have put significant investment in the surrounding

area over the last number of years upgrading the local road network and providing dedicated cycle and pedestrian links. The works included the upgrading of the Dunkettle Road (L2998) to the immediate east of the site, the provision of pedestrian and cycle paths along the Dunkettle Road (L2998) which connect to the East Cork Greenway to the south and the cycle facilities serving Sallybrook/Glanmire via the Lower Glanmire Road to the west.

Therefore, we would ask the Board to uphold Cork City Council's decision to grant permission as the proposed development will not give rise to any adverse traffic or road safety issues.

5. The planning application was accompanied by a very comprehensive list of supporting material which was prepared to a very high standard and contains all the information required/sought by the planning authority.

BPS Planning and Development Consultants and Mary Long have made numerous references to the documents submitted containing inaccuracies and inconsistencies. The documents contained in the planning pack that were submitted to Cork City Council were prepared to a high standard by an experienced design team and contained all the relevant information required in relation to the proposed development. A full set of architectural, engineering, and landscaping drawings were also submitted. Cork City Council requested Further Information seeking additional material in response to the appellants' submissions all of which were comprehensively addressed by the applicant.

Mary Long has made numerous claims that the drawings and environmental reports submitted did not contain all the relevant detail required. We entirely disagree with her claims. Firstly, she claims that *"no full masterplan was submitted."* The masterplan for the overall site is clearly evident on the overall site layout plan by DMNA Architects – DWG Ref. 1001. She claims that there was *"no assessment of cumulative effects of all development phases."* The entire masterplan and landownership area was taken into consideration in the EIAR and ecological reports.

All relevant plans and policies were reviewed to identify any potential for negative cumulative impacts of the proposed development. Additionally, existing planning permissions from the past five years (from 2018 onwards) within the Zone of Influence (ZOI) of the proposed development were reviewed, with particular focus on potential cumulative impacts on the identified Key Ecological Receptors (KERs). Long-term developments were also considered where applicable. The appellant goes on to claim that there is *"no ecological buffer zone between development and designated area."* A designated site will only be at risk from likely significant effects where an Source -Pathway-Receptor (S-P-R) link of note exists between the proposed development and the designated site. All designated sites were considered as part of the S-P-R method and fully assessed in the ecological reports including the Biodiversity Chapter and Stage 1 & 2 of the Appropriate Assessment process.

Mitigation measures are fully outlined in the submitted material to reduce to an imperceptible level any effects on protected species and designated areas. The appellant also claims that *"no effective mitigation for habitat disturbance, noise and light pollution."* Several mitigation measures have been detailed to minimise possible disturbance or pollution during the construction and operational phases of the development. These include the provision of bat sensitive lighting, invasive species management, timing of works, noise reduction, surface water protection measures, ecological clerk of works and public signage. In addition, several biodiversity enhancement measures have been recommended as part of the landscape design.

Both Mary Long and BPS Planning and Development Consultants have also queried the validity of the submitted Appropriate Assessment Screening and Natura Impact Statement claiming that the *"Natura Impact Statement not assessing native bird species and wildlife in relation to pedestrians and cyclists"* and *"the applicant has failed to properly survey bats, owls, squirrels, Herons and kestrels which have been seen by local people passing through the site and roosting in trees."* Again, this is simply not correct. The entire Site

footprint including all cycleways and pedestrian areas have been considered in the Appropriate Screening Report and Natura Impact Statement. A full suite of bird and mammal surveys were carried out on site, including all lands south of phase 1. Flight paths and breeding bird habitat suitability on site have been considered and addressed fully in all ecological reports. Mitigations have been outlined with regards to water quality (Table 5 of the NIS and CEMP) - once all mitigations contained in these reports are adhered to, significant impacts on designated sites owing to the development are not envisaged.

BPS Planning and Development Consultants have made numerous references to the submitted EIAR containing inaccuracies and lack of information. They state that *"the EIAR fails to address social infrastructure deficiencies."* We disagree with this statement. A full assessment of existing social infrastructure in Glanmire was conducted as part of the EIAR over a number of different chapters. A Social Infrastructure Audit was also completed and submitted with the application. They go on to state that *"the EIAR fails to fully address the adverse impact of cut and fill and soil exports."* Again, this is not the case. Chapter 9: Land & Soils of the submitted EIAR fully addresses the impact of cut and fill and soil exports as a result of the proposed development. Section 9.9 highlights the mitigation measures to be implemented and provides details on the monitoring process to reduce any potential impacts. This was assessed by the Councils Executive Engineer from the Environment Waste Management and Control section who determined that *"this section of the EIAR is adequate."* They have also raised concerns in relation to the noise and dust assessments and claim they are not consistent with details submitted with an EIAR from 2004/5 - data which is over 20 years out of date. This shows the appellants complete misunderstanding of the changes to EIAR guidelines which have come about over the last 20 years. The noise and dust assessments are fully compliant with current guidelines.

BPS Planning and Development Consultants go on to outline numerous reasons why they feel the *"EIAR is inadequate"*. We entirely disagree with all statement they make. The EIAR and all other documents associated with the proposed development submitted to the Council were prepared by competent professionals to a high standard. Cork City Council assessed the EIAR and submitted documents and were satisfied that the material submitted at the initial planning application stage and further information stage, provided them with all the relevant information required to approve the development.

Moreover, the planning application was developed in a collaborative approach with Cork City Council where discussions took place prior to both the application and further information being lodged to ensure a high standard of development for the area. This is reiterated by the Council in their report of January 30th where they state *"it is considered that the EIAR has fully identified and assessed the effects of the proposed development on various environmental factors. Accordingly, it is my considered opinion the EIAR as presented does presently cover all appropriate bases for enforceable conditions necessary to offer protection against environmental impact."*

Summary and Conclusion

To conclude, Cork City Councils' decision to grant permission for the proposed development was made on the basis that it was fully consistent with policy and suitable in terms of use and overall design. The fact that permission was granted for the proposed development by Cork City Council is a testament to the quality of the proposal.

In relation to the grounds of the third party appeals against Cork City Councils decision to grant permission under Ref. 24/43414, our response to the issues raised is summarised as follows:

- 1. The proposed development is fully in accordance with Government Policy and the Cork City Development Plan 2022.**

2. **The proposed development will not seriously injure the residential amenities of properties in the vicinity, Dunkettle House or the designated Landscape Preservation Area and will enhance Glanmire as a whole by providing additional residential units to the area.**
3. **Glanmire does not lack community facilities and the proposed development will contribute to this offering by providing additional community facilities.**
4. **The proposed development will not give rise to any adverse traffic or road safety issues.**
5. **The planning application was accompanied by a very comprehensive list of supporting material which was prepared to a very high standard and contains all the information required/sought by the planning authority.**

We trust that this submission will be considered in the Boards assessment of the proposed development. Please contact the undersigned if you require any further information.

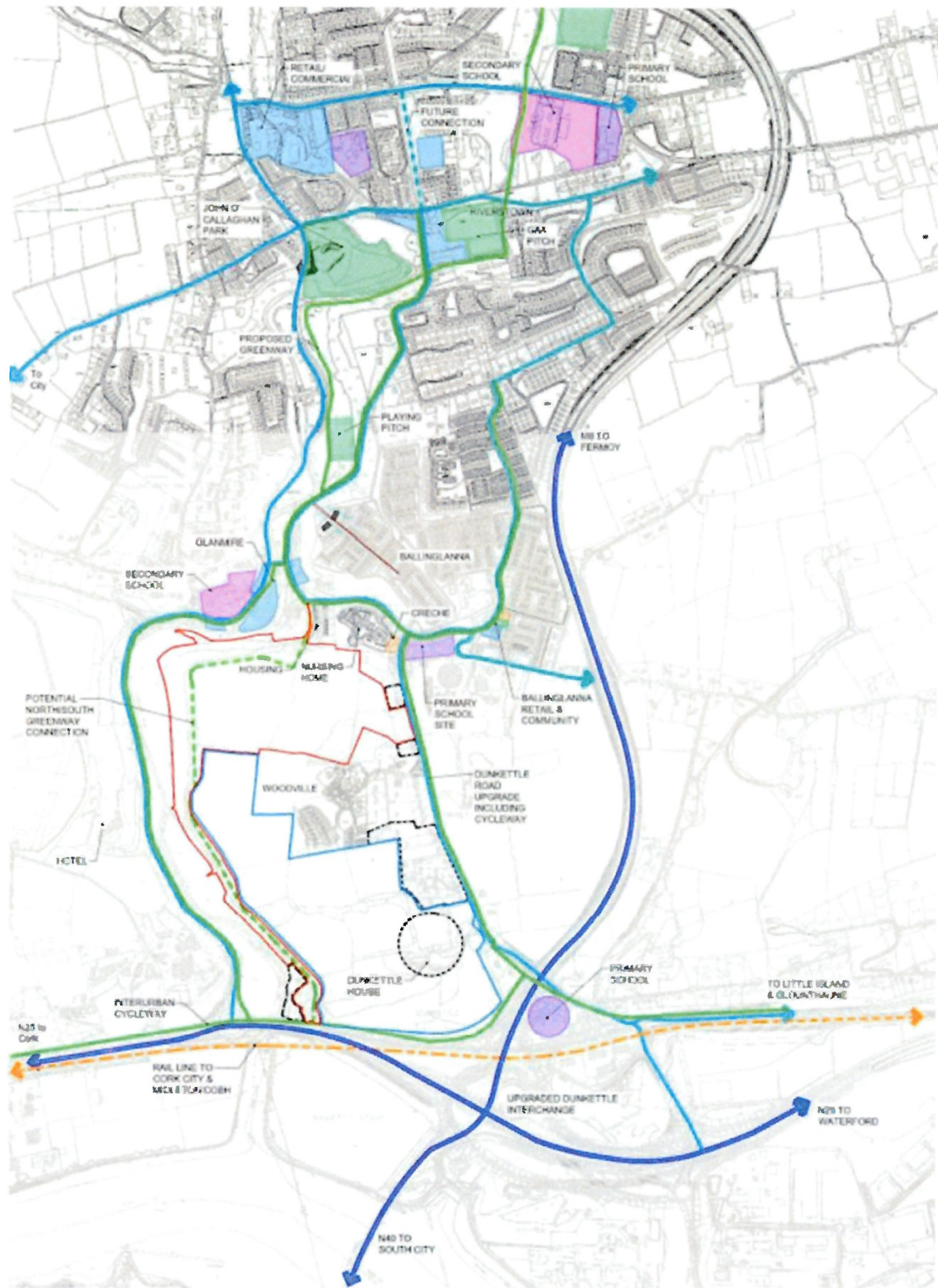
Yours sincerely,



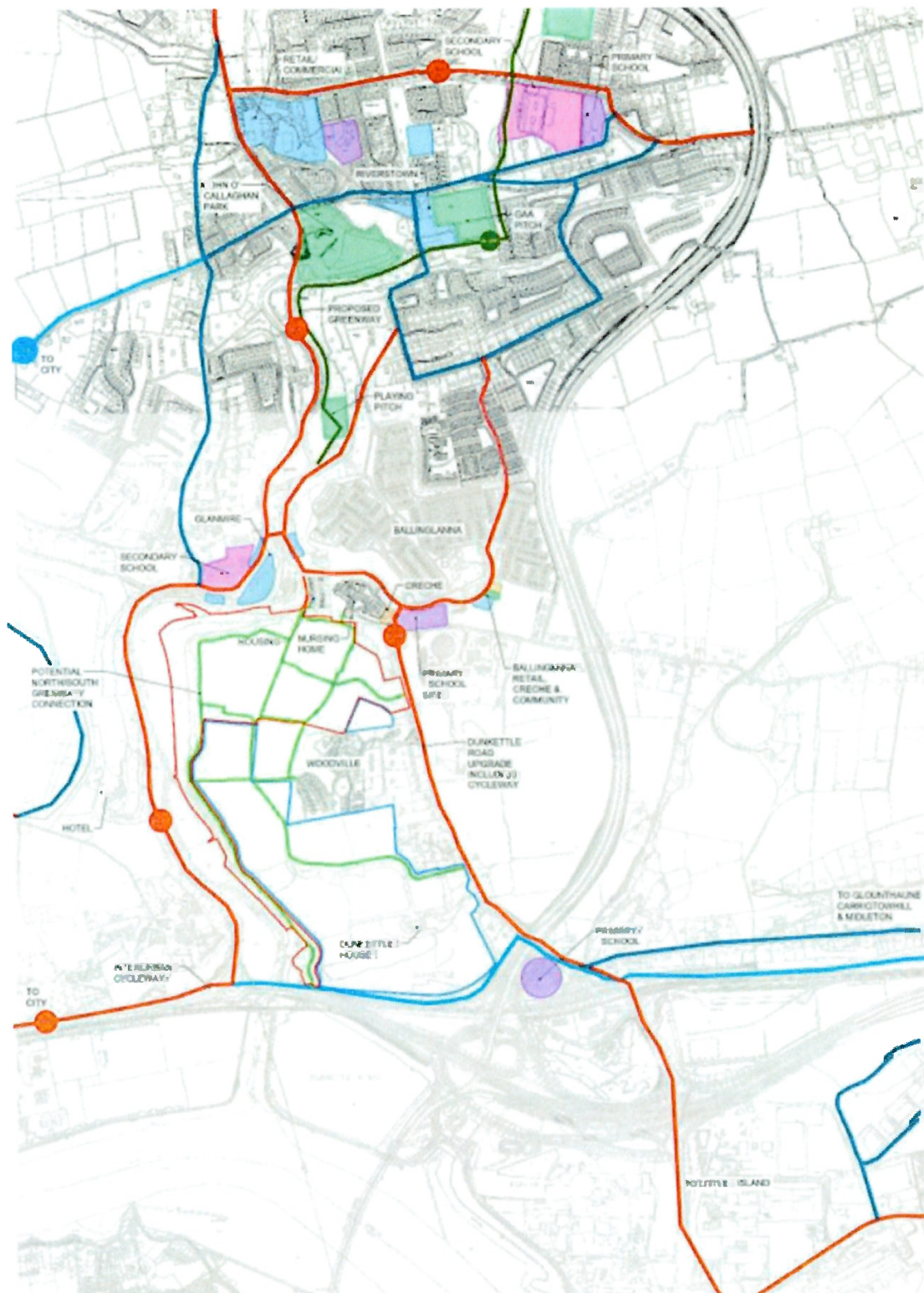
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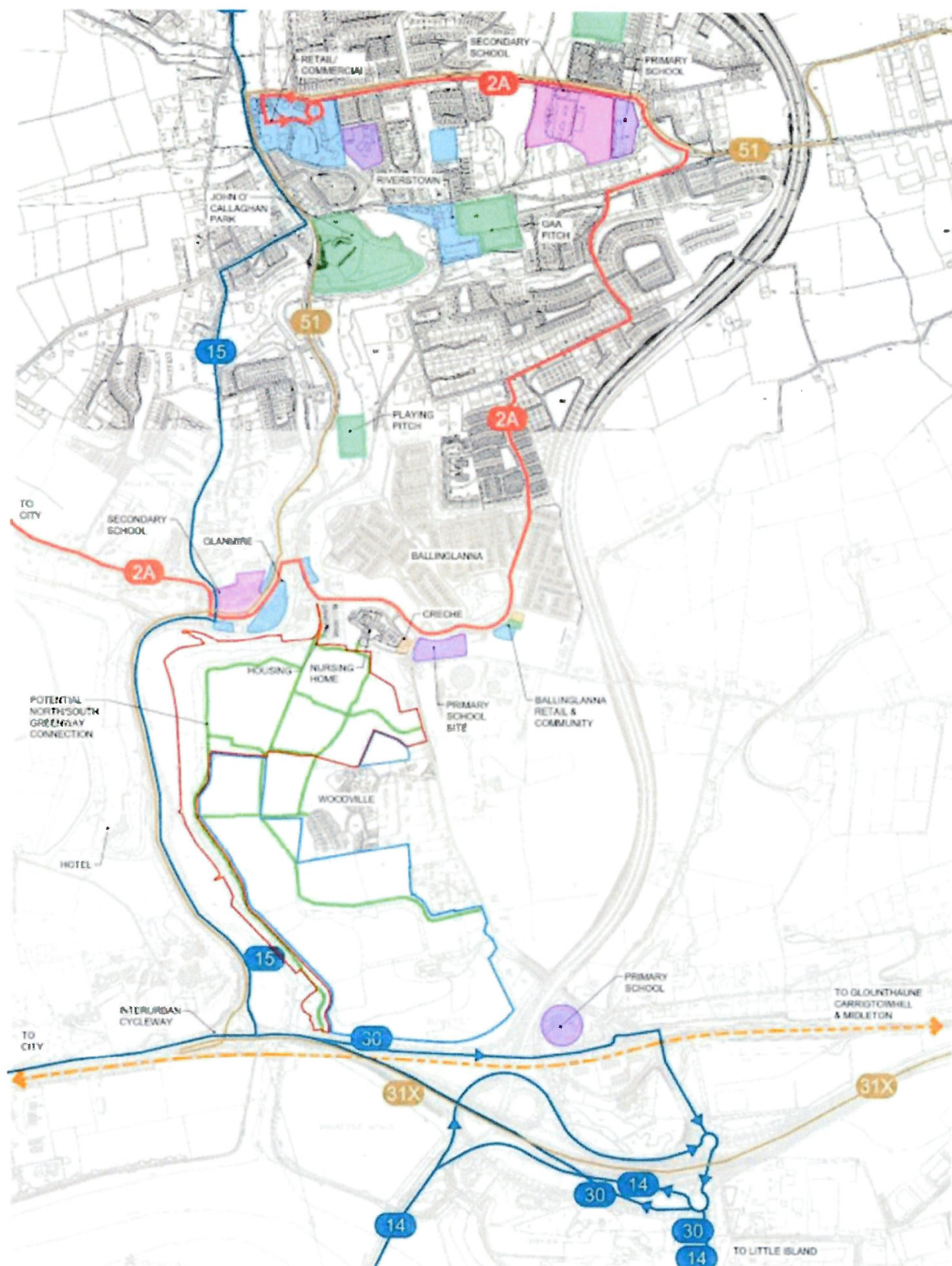
Appendix A



Overall Urban Context showing completed infrastructure improvements in the area.



Overall site in the context of existing and planned cycling infrastructure in the area.



Overall site in the context of existing and planned Bus Connects improvements in the area.

