

Michael & Amy O'Broin
17 Kilmoney Woods
Carrigaline, Co Cork

July 01, 2025

An Bord Pleanala
64 Marlborough Street
Dublin 1

Appeal Case Number: ABP-322734-25

Planning Authority: Cork County Council **Planning Registration No:** 25/4551

Applicant: Bridgewater Homes Ltd

Description of Development: Construction of 362 residential units

Location: Mountain Road, Kilmoney, Carrigaline, Co. Cork

A Chara,

We refer to the above planning appeal & wish to make the following submission. Please note that we have received written acknowledgement from Cork County Council to confirm they received our submission at the planning application stage (a copy of this acknowledgement is included).

During the planning application stage, we raised concerns related to our (and other residents') ability to use the Mountain Road during the construction phase of the development. We would like to highlight two of these concerns to An Bord Pleanala:

- Concern 1 – Pedestrian Access on the Mountain Road
- Concern 2 – Timeframe for Mountain Road Upgrades

We are a young family with small children living in the 'Kilmoney Woods' housing estate on the Mountain Road. We are frequent pedestrians on the Mountain Road, usually with a buggy and young children in tow.

The Mountain Road is our only access route to shops, schools, medical appointments, public transport, employment and to visit family nearby.

As vulnerable road users and are very concerned about our ability to safely use the Mountain Road as pedestrians during the proposed construction phase.

We believe that the concerns raised in this letter were mostly remedied by condition 4(a) in the conditional planning permission granted by Cork County Council, and we urge that the same (or similar) conditions are placed upon any planning permission granted by An Bord Pleanala.

Concern 1 - Pedestrian Access on the Mountain Road

- The plans submitted propose that all construction access will be via the Mountain Road. This includes contra flow HGV traffic on a (currently) very narrow rural road.
- At present approximately 70%¹ of the Mountain Road from the R611 to the site entrance is without a pedestrian footpath. Appendix item 1 contains a map of the existing footpath & calculation of the 70% estimate. The existing road is so narrow that when walking on a section without a footpath, an oncoming car necessitates stepping in off the road. A HGV going in any direction requires the same.

- The applicant proposed upgrading the mountain road during phase 1 of the project, which is scheduled to take up to 36 months to complete (per the 'Outline Construction and Environmental Management Plan'). Most HGV activity on the mountain road will occur during phase 1.
- The plans submitted provide no mention of how pedestrian access will be maintained along the mountain road during the three years of phase 1. The 'Outline Construction Traffic Management Plan' confirms that development works must not interfere with pedestrian movements on the Mountain Road but does not list a single step that will be taken to protect this vulnerable road usage.
- The 'Outline Construction Traffic Management Plan' misrepresents the existing footpath infrastructure on the mountain road and the location of the site entrance:
 - Section 5.16 "Mountain Road has an existing footpath running along the opposite side of the road to the development entrance, providing separation between pedestrian and construction turning movements entering/existing the site entrance". Figure 12.1 further shows a picture of the entrance to Kilmoney Woods & is labeled "Proposed Development Entrance with Mountain Road".

Both Section 5.16 & Figure 12.1 are factually incorrect.^{1,2} Please refer to the Appendix items 1 & 2 for a map which shows the location of the site entrance, existing footpaths on the Mountain Road and the entrance to Kilmoney Woods.

- As vulnerable road users, we are very concerned about our ability to continue to safely walk along the Mountain Road during the construction phase, particularly when accompanied by children. This is the only route by which we can access shops, schools, medical appointments, public transport, employment and to visit family nearby
 - ***We request that condition 4(a) of the Conditional Planning Approval is retained.***
 - ***We further request that a comprehensive pedestrian access plan is put in place as an additional condition. This plan should specifically outline how pedestrian access will be maintained, and how pedestrians will be protected from construction traffic (including contraflow HGV traffic), during the road upgrade.***

Concern 2 – Timeframe for Mountain Road Upgrades

- We welcome the planned upgrades to the mountain road but are concerned at the lack of timelines / commitments by when the upgrades will be completed (in the application). It appears that Cork County council shared these concerns & added condition 4(a) to the Conditional Planning Approval.
- In the original application, the proposed upgrade to the mountain road is planned during phase 1 of the project, which is scheduled to take up to 36 months to complete (per the 'Outline Construction and Environmental Management Plan').
- ***We strongly believe there should be a requirement to complete the upgrades before site development & urge that condition 4(a) remains in place.***

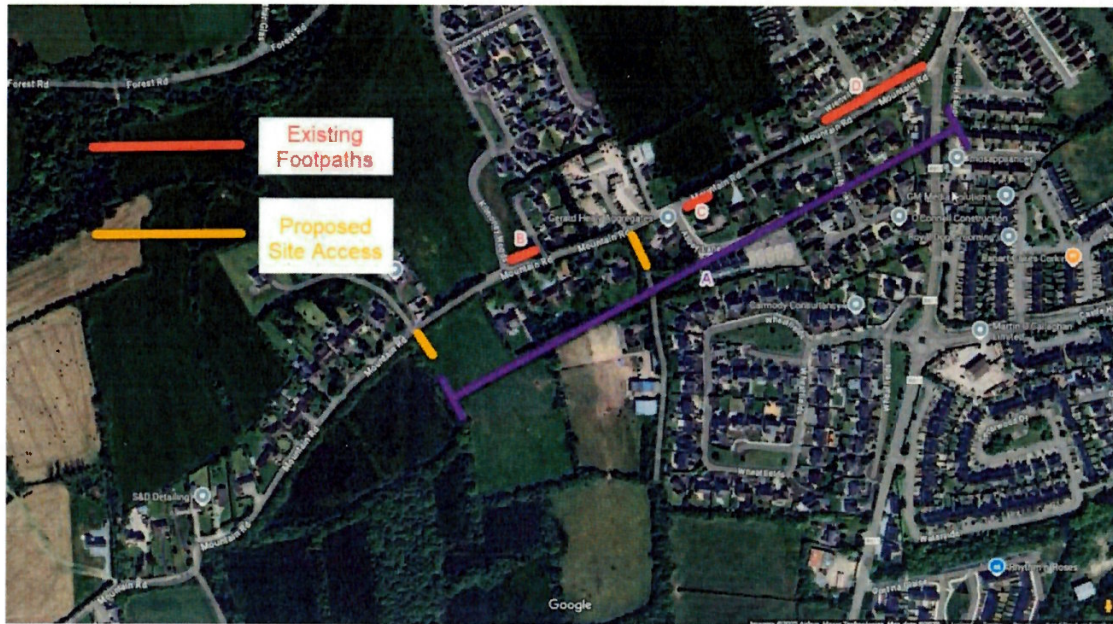
On the basis of the above, we trust our concerns will be taken into consideration prior to a decision being reached on this planning application.

Le Meas,

Michael & Amy O'Broin

Appendix

1. The below image catalogs the existing footpaths on the Mountain Road, as well as the proposed site access points.
 - A. The total distance from the R611 to the westerly site entrance is approximately 600M.
 - B. There is a ~20M footpath on the northern side of the road outside Kilmoney Woods.
 - C. There is a ~20M footpath on the southern side of the road outside Abbey Lane.
 - D. There is a ~130M footpath on the northern side of the road outside Wrenville.



In total >70% of the Mountain road is without an existing footpath (~170M/~600M). The paths that are there are not all on the same side of the road.

2. The below images show an error in section 12 of the Outline CTMP. The picture submitted in 12.1 pertaining to show the development entrance is in fact the entrance to Kilmoney Woods.

Figure 12.1 from Outline CTMP
Incorrectly showing the entrance to Kilmoney Woods as the
site entrance

Same screenshot from Google Maps with the correct site
entrances marked with red arrows.

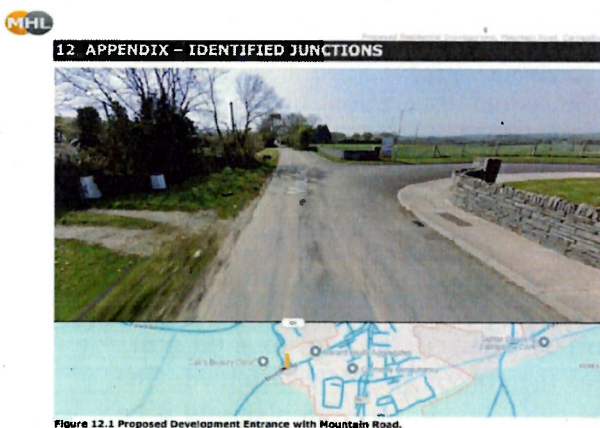


Figure 12.1 Proposed Development Entrance with Mountain Road.



Comhairle Chonta e Chorcaí Cork County Council

Head Office: County Hall, Cork



Michael & Amy O'Broin
17 Kilmoney Woods
Carrigaline
Co Cork

01/05/2025

APPLICANT: Bridgewater Homes
Ltd

DEVELOPMENT: Permission for Large Scale Residential Development (LRD) comprising the demolition of 3 no. existing agricultural farm sheds on site and the construction of 362 no. residential units to include 318 no. dwelling houses (comprising a mix of 2, 3 and 4 bed semi-detached and townhouse/terraced units) and 44 no. 2 bed apartment/duplex units, 1 no. creche with a community room and café and all associated ancillary development works including vehicular and pedestrian access, a 3m shared surface pedestrian and cycle link on the existing laneway to the east, upgrades to the L-6495-9 and L-6495-0 Mountain Road to the north and east of the site to include pedestrian crossings, traffic calming/raised tables and a 3m shared cycle/footpath facility connecting on to the R611/Kilmoney Road, drainage (including a pumping station), landscaping, amenity and open space/play areas, footpaths and cycle lanes, boundary treatments, bicycle and car parking, bin and bike storage, plant, public lighting and all other ancillary development. An Environmental Impact Assessment Report (EIAR) has been submitted to the Planning Authority with the application. The application may be inspected online at the following website set up by the applicant: www.mountainroadlrd.ie

AT: Mountain Road Kilmoney Carrigaline Co Cork

FOR: LRD Permission

PLANNING REGISTRATION NO: 25/4551

A Chara,

I wish to acknowledge receipt of your online submission/observation on 01/05/2025 concerning this application. I wish to confirm that your submission/observation has been received within the period of five weeks beginning on the date of registration of the application and is therefore considered a valid submission/observation.

Copies of site map/plans and particulars submitted in connection with the application will be available for inspection at this department during office hours (9.00 a.m. to 4.00 p.m., Monday to Friday) until the application, or any appeal thereon, is finally determined. The applicant shall be given your name and content of the submission/observation should it be

Comhairle Chontae Chorcaí Cork County Council

Head Office: County Hall, Cork



requested.

Your submission will form part of the documentation available for inspection by the public. You will be notified when a decision is made on the application.

This document should be retained. If you wish to appeal such decision a copy of this acknowledgement together with the attached official document must accompany your appeal to An Bord Pleanála.

CORK COUNTY COUNCIL
PLANNING DEPARTMENT
County Hall, Carrigrohane Road,
Cork.



Form no. 3

Articles 28 and 35

**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 County Council

PLANNING APPLICATION REFERENCE NO.

25/4551

A submission/observation, in writing, has been received via our online system, from:

Michael & Amy O'Broin
17 Kilmoney Woods
Carrigaline
Co Cork

ON 01/05/2025 in relation to the above planning application.

The appropriate fee of €20.00 has been paid.

**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.**

County Hall, Carrigrohane Road,
Cork.

Date: 01/05/2025

**CORK COUNTY COUNCIL
PLANNING DEPARTMENT
ONLINE SUBMISSIONS SYSTEM**