

Denis Jones and Jean Wallace Jones

41 Wheatfields,

Carrigaline,

Co. Cork

P43YE06

16 July 2025

AN COIMISIÚN PLEANÁLA	
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ACP-	
21 JUL 2025	
Fee: €	50
Type:	PMO
Time:	9.12
By:	Post

SC

An Coimisiun Planala, 64 Marlborough Street, Dublin 1

Cork County Council Planning File 25/4551.

Large Scale Residential Development at Mountain Road, Kilmoney, Carrigaline, Co. Cork

Observation on Appeal by Simon Brewitt, BA, BAI, C Eng. FIEI Chartered Civil Engineer, Tiaracht, Mountain Road, Carrigaline. Co. Cork

We fully endorse and support the appeal made by Simon Brewitt against Cork County Councils decision to grant permission for large scale Residential Development (LRD) comprising 362 units, creche with community room and Cafe, and ancillary development works at Mountain Road, Kilmoney, Carrigaline, Co. Cork. In its entirety.

Regarding Laneway on the Eastern Boundary of the development site

'The drawings and documents show a shared surface pedestrian and cycle link on the eastern boundary of the development site corresponding to the CL-U-08 objective. The land owners of the northern section, along part of the existing laneway where it adjoining Mountain Road (of which I am one) have not been consulted or given permission for either Planning permission to be made or for construction of the public walkway/cycle link. This can therefore not be delivered by the applicant and therefore should be omitted' Additionally our property, 41 wheatfields, backs into the laneway on northern end. This area is a culvert and floods at times with up to three feet of water.

Due to severe flooding of our property in 2009 we constructed a flood barrier into our property which has occasionally been breached. We have maintained and used this area as part of our garden for 19 years including placing seating and a fixed shed.

We do not believe that current management of surface water will mitigate risk as water exit through Forest road is inadequate and risk of flooding on forest road as well as to our property and proposed walkway/Cycle path will likely be elevated rather than mitigated under current inadequate planning re surface water management. (See objection PL648205 attached).

-It is proposed by developer to use a sustainable urban drainage strategy (SUDS) approach to storm water management. We believe the overall strategy will not be effective enough to mitigate

risk. The sole exit point is an existing 300mm pipe emptying into natural stream on forest road. When surface water system was hydraulically modelled in info drainage, this must not have given an accurate account of the greenfield run off rate.

Enviroguide consultants took walkover of the site on 24 June 2024 and concluded that there was very little standing water on the site. This walkover should have been done Autumn winter season to better reflect the risk of flooding from surface water runoff. The culvert behind our property at 41 Wheatfields becomes a torrent of water at times reaching 3 feet in depth during the winter months (we have video evidence we can provide if required). Our property sustained extensive flooding in 2009 due to runoff the proposed site during extreme weather. There is a significant risk to flooding of proposed walkway/cycle path as well as to wheatfields properties, including our property which will not be adequately alleviated either during or post construction by use of existing pipe to forest road.

Regarding the laneway and stream within which directs surface water behind our property, if proposed plan is permitted as designed, there will be significant impact to wildlife including badgers. Amphibians. Red squirrels. Bats and foxes who use this laneway/stream as natural habitat ( we do not believe developer self assessing for badgers and amphibians proposed as condition of planning (33) will be non biased or adequate to prevent significant impact to natural habitat. We would like independent survey to be conducted.

Thank you

Kindest Regards

Jean Wallace Jones and Jean Jones

Planning application: 254551 (Cork County Council)  
Observation

PLG 48205  
Cork Rd E20

41 Wheatfields  
Carrigaline,  
Co. Cork.  
04/05/2025

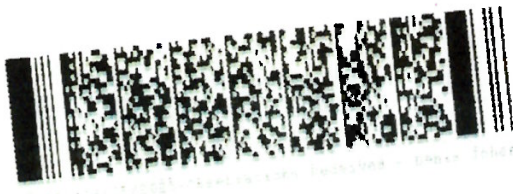
Planning Department,  
Cork County Council,  
County Hall,  
Cork.

Planning Application Reference Number: 254551

To Whom it Concerns,

I refer to the above planning application and wish to make the following objection in relation to the proposed development.

- Please consider when reviewing this application, the fact that in November of 2009 my property sustained extensive flooding from the run-off water of the proposed development land leading to my family having to be evacuated from our home. This event is verifiable by good neighbours who supported us at this difficult time. Our garden has flooded multiple times since 2009 where run-off water leaches through our boundary line. I believe that the current water management proposed is not adequate to sustain the number of houses that the developer is seeking approval for. I also believe that building works pose increased risk of significant flooding in my property up to and beyond levels we experienced in 2009. Video evidence can be supplied to support this.
- Please also consider that the trees and ditches surrounding our property support a diverse array of wildlife including red squirrel, foxes and bats which we see on a regular basis as well as wild birds. We have also housed a shed and seating on a segment of the laneway behind our house for 19 years as it connects to our garden. We continue to use this space regularly.



Planning application: 254551 (Cork County Council)  
Observation

- I also have significant concerns about the lack of infrastructure in the area, especially roads, to support the huge volume of traffic which this development will result in.

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

Thank you for your consideration,

Denis Jones.

*Denis Jones*

*Please see attached.*

CCNY



Planning application: 254551 (Cork County Council)  
Observation



*Figure 1: recent photograph (2025) of water leaching from the fields into our garden*



*Figure 2: Recent photograph (2025) of water leaching from the fields into our garden*

Mr Denis Jones,  
41 Wheatfields.  
Kilmoney,  
Carrigaline,  
Co. Cork.  
P43YE06

Planning Dept.,  
Cork County Council,  
County Hall,  
Cork.



03/05/2025

*Re: Proposed development:  
Large Scale Residential Development  
Mountain Road, Kilmoney (Townland) Carrigaline, Co. Cork.  
Planning re. no. 254551*

*Permission for the demolition of existing structures on site, the construction of 362 no, residential units which include 318 houses and 44 apartment/duplex units along with various community amenities, such as 102-child creche and cafe, and all ancillary works necessary to facilitate the development.*

Dear Sirs.

Please find enclosed a submission/observation in relation to the above mentioned application submitted to your offices on the 25/02/2025, for the development at:

**Mountain Road, Kilmoney, Carrigaline,  
for Brightwater Developments.  
McCutcheon Halley, Barrack Square, Ballincollig, Co. Cork.**

While we acknowledge and accept the genuine need for additional housing in the Carrigaline area, but the answer should not be to this **Large Scale Residential Development** of such vast expanse, it is completely unsuitable for a rural country road. The number of dwellings proposed for this site is totally unacceptable due to lack of infrastructure along the Mountain Road. The traffic flow and volume. It would have an injurious impact on all the existing adjoining estates, also the negative impact the development will have on our lives. With just one single entrance/exit point on the Mountain Road from the proposed site, is totally unacceptable. The anticipated timeline for the construction and completion of this project is estimated to be over a (60 month) period, which will cause major disruption, especially during the movement and transport of heavy machinery and building materials. Also it will present significant disruption to the health of the local communities from dust, surface water, mud, noise pollution, air impurity, and long periods of traffic queuing, which again will have a major impact on all of the existing residence of the Mountain Road and surrounding regions.

The Mountain Road itself is a relatively quite rural road of low density residential homes with large green open space, one off dwellings, and several agricultural farms. The proposed development by virtue of its size and density will have a profound and negative effect on the overall area and will fundamentally change the character and residential amenity of the district. Not only for the residence of the Mountain Road, but also Upper/Lower Kilmoney Road,, Castleheights and Wheatfield.

- The proposed development cannot proceed without major upgrading of the Mountain Road, which will require a secondary access route to be provided.
- The County Development Plan states that the proposed development of this site would depend on access to the R611 road as well as the Mountain Road access. The proposed development is therefore, non-compliant with the County Development Plan.
- Without the secondary access road to the R611, you will see:
  - Increased traffic volume,
  - Gridlock at the junction between Mountain Road and the R611
  - Pedestrian/cyclists safety on amenity walks/cycle network.
  - Disruption and delays to public bus service.

Again as stated this **Large Scale Development** should not proceed without total upgrading of the Mountain Road and all infrastructure be put in place, prior to any development commencing.

***Biodiversity Impact:***

- The Mountain Road has well established traditional sod and stone ditches, hedgerows, mature trees, wild flora & fauna. which provide a natural habitat for a quite a large range of wildlife. I understand that if this development is granted permission, it would mean the demolition of a considerable amount of these ditches/.hedgerows/trees, which would be extremely detrimental to the wildlife in this quite traditional rural setting.

***Major Concern (Flood Risk)***

- My property address is 41 Wheatfields, Kilmoney. Its location is backing directly on the proposed development, (see enclosed map) with my ground outlined in red. I have a major concern with regard to surface water flowing from the proposed site for a very long time. Between the rear garden of my property and the proposed site is an open culvert, and every time there is a heavy fall of rain, the culvert becomes a torrent of rushing storm water from the site. On a few occasions my rear garden have been flooded and left covered in mud and debris.


- Enviroguide Consulting undertook a walkover of the site on June 4<sup>th</sup> 2024, and concluded that there was very little standing water on the site. I would suggest this walkover should be down sometime Nov/Dec as this would better reflect the probability of flooding from surface water runoff
- My other concern is the lack of surface water disposal within the site. The only reference in the planning proposal to surface water drainage is a 300mm existing drainpipe under the Mountain Road and into a culvert to the Forest Road. This area is regularly flooded as it is unable to cope with the flow of water it is already trying to take away.
- Another concern is that if the only surface water pipe is the existing 300mm pipe crossing the Mountain Road. This is only going to get worse when the surface water from all the hard standings, from roads, driveways, housing, will this be then diverted into the culvert to the rear of my property. If so this will have serious consequences for my property and the fear of constant flooding.
- The ditches bordering the culvert to the rear of my property is a natural habitat for an diverse array of wildlife, from red squirrels, foxes, badgers, amphibians, finches, jays, numerous nesting birds, flora and fauna.
- It is acknowledged that the need for housing is very important, but in the correct location. This large scale development should be located closer to Shannon Park roundabout/Ringaskiddy Road/Carr's Hill side of Carrigalinr, which would then link up with the new motorway in time.

In conclusion, a grant of permission for this development would have a profound and negative effect on the surrounding area, its transport infrastructure, and the overall quality of life for the existing residents. The Mountain Road is a small narrow quite country road with an abundance of wildlife and fauna along its ditches and hedgerows. This large scale development is completely inappropriate for the area.

Thank you for considering my concerns.

Enclosed fee €20  
Site Location Map

Yours faithfully

  
Mr. Denis Jones

03 MAY 2024



DAVIS JONES  
41 WHEATFIELDS.  
KILMONEY.

PROPOSED GREENWAY

PROPOSED GREENWAY  
CONNECTION GREENWAY

PROPOSED DEVELOPMENT  
WITH A FARMING PROCESS  
FARMING PROCESS

PROPOSED DEVELOPMENT  
WITH A FARMING PROCESS  
FARMING PROCESS

PROPOSED SITE PLAN - PART B  
SCALE 1:500 @ A1

