

"Corbiere"
Mountain Road
Carrigaline,
Co. Cork
P43 YD78

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

Ref: ABP-322734-25 & Cork Co Co: 254551

19th July 2025

To whom it may concern,

We, Dermot & Judy Judge of Corbiere, Mountain Road, Carrigaline, Co. Cork wish to support the submission by Simon Brewitt and others in relation to appeal ABP-322734-25 of planning application 254551 which seeks permission for a Large Scale Residential Development (LRD) including the construction of 362 residential units at Mountain Road, Carrigaline..

We live on Mountain Road, a narrow rural road, approximately one kilometre west of the LRD and we made a submission to Cork Co. Council related to its planning application.

We concur with Simon Brewitt's main points, specifically:

1. **The only access point to the proposed development is on Mountain Road** and that the road does not have the capacity to take the extra traffic that will come with 362 additional residences. The County Development Plan advised that there should be two entrances. Although raised in the original review by a number of petitioners, this does not appear to have been considered in the Cork County Council decision.
2. **The traffic simulation in the "Traffic and Transportation Assessment" in the plans is inaccurate**, because they did not include the junction between the R611 and the Lower Kilmoney Road. If included, the simulations would likely show serious traffic blockages, impacting public transport. Although raised in the original review by a number of petitioners, this does not appear to have been considered in the Cork County Council decision.
3. **The plans for the upgrade of Mountain Road are insufficient.** There are many points laid out in S.Brewitt's appeal which illustrate this, many of which were raised in the original review by a number of petitioners and do not appear to have been considered in the Cork County Council decision.

Also we agree with the addendum in S.Brewitts appeal, regarding the appeal by the applicant about condition 4a whereby work on the development should not start before work on Mountain Road has been completed. We believe that the road must be upgraded before construction traffic starts using the road for fear that there will be traffic blockages adversely affecting access to and from our residence.

Yours Sincerely,
Dermot & Judy Judge