

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP 322734-29

Please treat correspondence received on 01/07/25 as follows:

1. Update database with new agent for Applicant/Appellant _____	
2. Acknowledge with LRD <u>20</u>	1. RETURN TO SENDER with LRD _____
3. Keep copy of Board's Letter <input type="checkbox"/>	2. Keep Envelope: <input type="checkbox"/>
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Amendments/Comments	PA Response to appeal

4. Attach to file (a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input checked="" type="checkbox"/>	RETURN TO EO <input type="checkbox"/>
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	Plans Date Stamped <input type="checkbox"/>
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EO: <u>Dave LM 04/07/25</u>	AA: <u>L. J. Foley</u>
Date: <u>04/07/25</u>	Date: <u>03/07/25</u>

Laura Grady Lawlor

From: communications
Sent: Tuesday 1 July 2025 18:30
To: Appeals2
Subject: FW: Re 25-4551 ABP 322734-25
Attachments: Appeal Comments Submission 25-4551 ABP 322734-25.pdf

From: Niamh McDonnell <Niamh.McDonnell@CorkCoCo.ie>
Sent: Tuesday, July 1, 2025 5:53 PM
To: Bord <bord@pleanala.ie>
Cc: Maeve Holly <Maeve.Holly@CorkCoCo.ie>
Subject: Re 25-4551 ABP 322734-25

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good evening,

Please see further appeal comments re planning file 25/4551 for your attention.

Regards,

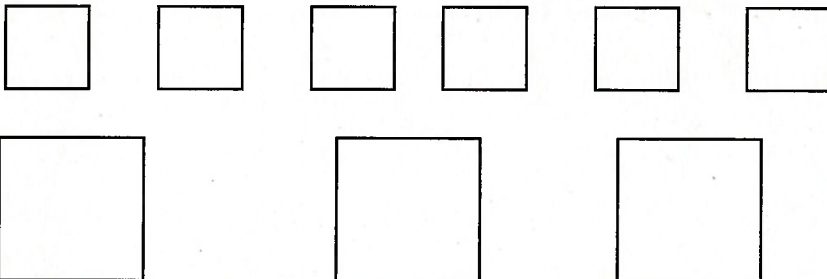
Niamh Mac Domhnaill/Oifigeach Cléireachais/Pleanáil agus Fobairt
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Niamh McDonnell/Clerical Officer/Planning and Development
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01/07/2025

Our Ref: 25/04551
Your Ref: ABP -322734-25

RE/ Appeal re: 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

Dear Sir,

I refer to your letter dated the 11th of June 2025, regarding the above.

I enclose herewith report from Executive Planner dated the 1st of July 2025, for your attention.

In relation to condition 4 (a), it should be noted that Item 10 of the LRD Opinion required the applicant to submit detail on phasing. Besides a phasing map, the applicant did not submit comprehensive details of phasing nor did the applicant present sufficient information/rationale to support the phasing map. The Area Engineers report stated that it should be a condition of any planning that works



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to the Mountain Rd are completed prior to any works within the proposed housing development. This was to mitigate against construction traffic causing delays to existing residents. The Area Engineers report and public submissions were taken into consideration in the development of condition 4 (a) and it is considered to be reasonable.

A 'proposed future greenway connection eastward' is proposed on the eastern site boundary. This would pass through the 'CL-R-07' parcel to the east which has access onto the R611 and the CL-U-08 continues eastwards towards the Crosshaven Rd. There is a currently a live planning application on the CL-R-07 lands (reg. no. 24/6418 refers) where further information has been requested (on 18/02/2025). The Planning Authority is satisfied that the applicant has allowed for future pedestrian/cycling access to the CL-R-07 lands as far as is practicable. To strengthen and to assist delivery, condition 9 was included to ensure that wherever a future connection to adjoining lands to the east are proposed, the proposed paths should be brought right up to the boundary line.

The applicant proposes to upgrade the existing road network (Mountain Road – L-6495) Eastward to the junction of the Regional Road (R611). The applicant has provided consent from adjoining landowners allowing for the construction of a 5.5m roadway from the proposed development entrance to this junction. Multiple services will have to be accommodated in this upgraded roadway (e.g. watermain, storm, foul etc). It is considered that these improvements are substantial and will provide significant benefit to the public in terms of access – vehicular, cycling and walking. This creation of both a sustainable and vehicular link to the R611 is consistent with the policy objective of this subject site. As stated earlier, provision is made for a future pedestrian/cycling access to the CL-R-07 lands which will be an additional linkage to the R611.

Yours faithfully,

Niamh McDonnell

Niamh McDonnell
Clerical Officer



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