

Validation Checklist

Lodgement Number : LDG-081944-25
Case Number: ACP-323082-25
Customer: Berrid Sisk
Lodgement Date: 08/08/2025 11:53:00
Validation Officer: Catherine Flynn
PA Name: Cork City Council
PA Reg Ref: 2543847
Case Type: Appeal - LRD
Lodgement Type: Observation / Submission



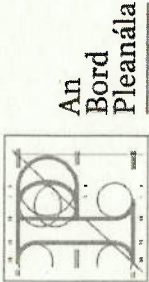
Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

BP40 TO ISSUE
WITH RECEIPT

LF-13/08/25

Lodgement Cover Sheet - LDG-081944-25

685



An Bord Pleanála

Details

Lodgement Date	08/08/2025 ✓
Customer	Bernard Sisk ✓
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Lodgement ID	LDG-081944-25
Map ID	
Created By	Óran Holland
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	2543847

Categorisation

Lodgement Type	Observation / Submission
Section	Processing

PA Name	Cork City Council
Case Type (3rd Level Category)	

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Paid	50.00 ✓
Refund Amount	

Observation/Objection Allowed?	
Payment	PMT-064293-25
Related Payment Details Record	PD-064128-25

Observation

Run at: 08/08/2025 12:01

Run by: Óran Holland

PA Case Number	
PA Decision Date	
County	
Development Type	
Development Address	
Appellant	
Supporting Argument	

Development Description	
Applicant	
Additional Supporting Items	

Bernard Sisk
2 Convent Avenue
Sunday's Well
Cork

7 August 2025

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	081944-25
ACP-	
08 AUG 2025	
Fee: €	50 type: PMO
Time: 9:15	By: Post

Re: Observation on Appeal Number 323082-25 – Proposed Student Accommodation Development at Former Good Shepherd Convent, Buckston Hill, Cork (Cork City Council Planning Ref: 25/43847)

To whom it may concern,

I am writing as a local resident of Sunday's Well to submit my observation in relation to the appeal

against the decision to grant planning permission for a 1,000-bed student accommodation development at the site of the former Good Shepherd Convent, Buckston Hill.

I wish to formally express my concern regarding the scale and suitability of this proposed development, particularly in relation to the following key points:

1. Traffic Impact on Local Roads

The streets in Sunday's Well, including Convent Avenue and nearby Blarney Street, are extremely narrow and were not designed to handle the volume of traffic that such a large development would inevitably bring. Construction traffic, deliveries, and daily movement from hundreds of students would exacerbate already difficult traffic conditions, posing risks to pedestrian safety and emergency vehicle access.

2. Heritage and Cultural Significance

The site of the former Good Shepherd Convent is of major historic and cultural value, not only for its architecture but also due to its strong associations with Ireland's social history. Of particular note is

Little Nellie of Holy God, whose room and grave are located on the grounds. These sites are of religious and heritage importance, and deserve to be preserved and respected appropriately.

A large-scale commercial development is not in keeping with the character or significance of this site.

3. Impact on Local Tourism

Sunday's Well is home to important tourist attractions such as the *Cork City Gaol*, which attracts a steady stream of visitors seeking to engage with the area's unique history. The introduction of a major student housing complex may detract from the atmosphere and visual appeal of this historically rich part of Cork, potentially reducing its tourism value and appeal.

4. Lack of Local Amenities to Support Scale

The proposed development for almost 1,000 students does not seem to be supported by an adequate plan for local infrastructure or civic amenities. The removal of parking and increased pressure on local services would negatively affect the current residents and surrounding community.

5. Alternative Use for Community Benefit

This site offers a rare opportunity to develop much-needed *family housing*, community facilities, or civic spaces that are better aligned with the needs of long-term residents. The proposal, in its current form, represents a missed opportunity to enrich the area in a more balanced and inclusive way. For these reasons, I respectfully urge An Coimisiún Pleanála to reconsider the granting of planning permission for this development in its proposed form.

Thank you for considering my submission.
Yours faithfully,

Bernard Sisk

PORTLAOISE MAILS CENTRE

07/08/25
23:32:49
25778646



AN COIMISIÚN PLEANÁLA
64 Marlborough STREET
Dublin 1
D01V902

AN COIMISIÚN PLEANÁLA	
LDG-	
ACP-	
08 AUG 2025	
Fee: €	Type: _____
Time: 9:15	By: <i>Post</i>