

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 323082-29Please treat correspondence received on 17/08/25 as follows:

1. Update database with new agent for Applicant/Appellant _____ 2. Acknowledge with LRD <u>40</u> 3. Keep copy of Commission's Letter ☐	1. RETURN TO SENDER with LRD _____ 2. Keep Envelope: ☐ 3. Keep Copy of Commission's letter ☐
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Amendments/Comments	<u>online obs from B & M walshe</u>

4. Attach to file (a) SHD/LRD Unit ☐ (b) Inspector ☒	RETURN TO EO ☐
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	Plans Date Stamped ☐ Date Stamped Filled in ☐
EO: <u>Dennis Ltr arch</u>	AA: <u>[Signature]</u>
Date: <u>20/08/25</u>	Date: <u>22/8/25</u>



Planning Appeal Online Observation

Online Reference
NPA-OBS-004946

Online Observation Details

Contact Name
Brian & Maude Walsh

Lodgement Date
17/08/2025 11:27:31

Case Number / Description
323082

Payment Details

Payment Method
Online Payment

Cardholder Name
Tara Vernon

Payment Amount
€50.00

Processing Section

S.131 Consideration Required

☐

Yes — See attached 131 Form

☐

N/A — Invalid

Signed

EO

Date

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG— 082178-25

Reason for Refund

Documents Returned to Observer

☐

Yes

☐

No

Request Emailed to Senior Executive Officer for Approval

☐

Yes

☐

No

Signed

EO

Date

Finance Section

Payment Reference

ch_3Rx3oFB1CW0EN5FC0yl9gDrs

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board
Member

Date

Date

File With

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

☐

Having considered the contents of the submission dated/received
from _____ I recommend that section 131 of the Planning
and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

Section 131 not to be invoked at this stage.

☐

Section 131 to be invoked — allow 2/4 weeks for reply.

☐

Signed

Date

EO

Signed

Date

SEO/SAO

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

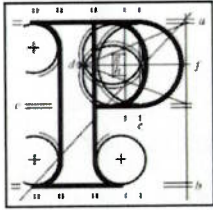
Date

EO

Signed

Date

AA



An
Bord
Pleanála

Observation on a Planning Appeal: Form.

Your details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Brian and Maude Walsh

(b) Address

Hazelhurst, 46 Sunday's Well Road, Cork

Agent's details

2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

N/A

(b) Agent's address

N/A

Postal address for letters

3. During the appeal process we will post information and items to you or to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

☒

The agent at the address in Part 2

☐

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) Planning authority

(for example: Ballytown City Council)

Cork City Council

(b) An Bord Pleanála appeal case number (if available)

(for example: ABP-300000-19)

ACP-323082-25

(c) Planning authority register reference number

(for example: 18/0123)

25/43847

(d) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

The Former Good Shepherd Convent Site, Convent Avenue and Buckston Hill, Sundays Well, Cork.



Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Historical Significance of Site and Potential Presence of Unmarked Graves

There remains a credible risk of unmarked graves on this site. Any development must first be preceded by a thorough, respectful, and transparent consultation with survivors and their families. A full archaeological and forensic investigation must be conducted to assess the possibility of human remains.

Invasion of Privacy and Visual Impact

The scale and positioning of the proposed development will result in significant overlooking of adjacent properties, constituting an unacceptable invasion of privacy. The visual dominance of such a large-scale structure will also alter the character and aesthetic of the neighbourhood, undermining both the sense of security and the community's established identity.

Disruption from Construction Activities

Given the scale and duration of the construction works, the impact on the local community will be considerable. The noise pollution, dust, increased traffic, and general disruption is unacceptable.

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Fee

7. You **must** make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.



