

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 323082-29Please treat correspondence received on 14/08/25 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>observation from Eitline & Don Spicer</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>new ltr with</u>	AA: <u>[Signature]</u>
Date: <u>20/08/25</u>	Date: <u>22/8/25</u>

Lodgement Cover Sheet - LDG-082079-25

Details

Lodgement Date	14/08/2025
Customer	Eithne & Don Spicer
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

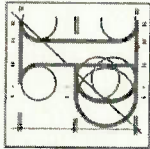
Lodgement Type	Observation / Submission
Section	Processing

Fee and Payments

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

Observation

21/07/25 410 18/08/25



An Bord Pleanála

Lodgement ID	LDG-082079-25
Map ID	
Created By	Shirley Connolly
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

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

Observation/Objection Allowed?	
Payment	PMT-064401-25
Related Payment Details Record	PD-064236-25

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

Development Description	
Applicant	
Additional Supporting Items	

We, the undersigned, wish to make the following observations re the proposed development of Bellmount Good Shepherd, former Good Shepherd Convent on Convent Avenue and Buckston Hill, Cork.

An Coimisiun Pleanála Appeal No. is 323082-25..Cork City Council Planning Authority, reference number 25/43847

The claim that the accommodation is well serviced by public transport is incorrect.

The 208 bus which passes along the Western Road is a 15 minute walk at best, is frequently full at this point in its journey to MTU as it services UCC, CUH, Wilton and Dunnes Stores Shopping centres and Marymount Hospital.

The 205 bus passes along College Road, nearest point of access and services UCC, CUH, Wilton Shopping centre and MTU..frequently full.

The 201 bus is an hourly service linking Mahon to Mayfield that passes through Sundays Well.

MTU And UCC operate for students, from early September to very early December and January to very early May.

These periods are in Autumn, Winter. For pedestrian journeys, to and from the accommodation, the most inclement weather will be met.

The issue of parking has not been addressed professionally in the application.

On one hand a small allowance of parking places is made for the students. This ignores the area for parking outside Cork's main tourist attraction and the area outside the pedestrian access

point on Buckston Hill. These two areas will be used, as UCC, CUH and MTU will confirm, where there is pedestrian access parking { 8-10 hour abandonment} will occur.

Students and their parents tend to be resourceful and the issue of the parking knock-on for the surrounding areas has not been addressed in a responsible nor professional manner. The application addresses the developer's ambition for within the walls with no regard for the knock on effect without the walls.

There is also an application also for the accommodation to be let out to tourists.....with the same allocation of parking places. Tourists will have their own transport or will have hired cars. They all cannot park within the walls of GSC , by definition. Where are these extra cars going to park?

As it stands the resident parking around GSC is maxed. Will Cork Women's Gaol bear the brunt of this? Are they aware of the same?

The parking issue is one ill thought out matter as parking for students and tourists are at odds with each other.

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AN COIMISIÚN PLEANÁLA	
LDG-	082079-25
ACP-	
14 AUG 2025	
Fee: €	50 Type: Chg
Time: 10.30	By: Ray Post

SC

The building of this accommodation, 7 years being mentioned, will have huge environmental effects on residents around the boundary of CSC and it's immediate environs.

The developer has not seen fit to take these into account. The residents are being asked to endure 7 years of noise and light pollution, heavy vehicular traffic noise, concrete mixers on site from 6.00am with engines running, on-street parking....all these for 6 days in every year for 7 years. There is a law in physics, $1/D^2$ which applies here. All the above negative effects and others, will have the greatest effect on those closest to GSC and the developer has not acknowledged or proposed remedies any of these to any of the residents. As it stands the developer and planners are the only people who have met to discuss GSC development.

The geological fragility of the rock structure that underlies the site has been overlooked.

This has been encountered at two properties whose properties are adjoining the south area of Good Shepherd Convent (GSC). The flowing of water, from GSC into these houses incurred high 5 figure sums, each, to correct, with no guarantee that a similar occurrence will not occur there or anywhere else along its boundaries. The new houses being built on Strawberry Hill/ Blarney Street have met the same issue and involved Uisce being called. This can be easily checked from Uisce.

The buildings will require piling throughout the site and this issue will undoubtedly re-occur. This general area is known as Sunday's **Well**.... the clue is in the name.

There was a river sometime ago which flowed down the western wall of the Women's gaol, which reinforces the point of the fragility of the bedrock and the aquifers within.

The predictions re site traffic are not realistic and underestimated.

The access routes outlined by Bellmount are unsuitable for the heavy vehicles which will be involved. The top of Strawberry Hill is effectively 1 way and the part of Sundays Well Rd indicated is at it's narrowest. Convent Ave. is the same.

Sunday's Well Road is now one of the arterial roads in both easterly and westerly directions. Gridlock can occur frequently and without notice. The roads are used by the huge workforce at Apple, mornings and afternoon, 5 days a week. Access to the City and as far away as Ringaskiddy and Little Island and the Southern Ring Road is through Sunday's Well from the north-western satellite towns and homes e.g. Blarney, Mallow and further afield .

The very same applies to Blarney Street, in both directions.

The claim that 10 trucks would be envisaged coming to GSC site is derisory and a deliberate underestimation. The parking by site personnel within the GSC confines, during their working day has not been convincingly addressed. This should be one of the forcible conditions stipulated.

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The southern buildings should get special attention.

The southern boundary with the houses on Sunday's Well Road deserves special attention.

This is a long boundary and given the gradients there these new buildings are elevated wrt the houses and gardens below.

Ground floor along the southern GSC boundary corresponds approximately to between 1st and 2nd floor of the houses immediately below. This increases the aspect of overlooking these blocks inflict on the properties below. The position of these three storey blocks have ample ground behind them to facilitate their movement away from the southern boundary.

These blocks are in a West-East orientation, whereby a North-South alignment would reduce the overlooking nature of the buildings.

The positioning of footpaths, roads and lighting within GSC , with careful thought, would reduce light and noise pollution along the southern boundary enormously.

Insurance Bond.

The builders/owners/developers should be compelled to take out an Insurance Bond to cover any damages the development within the GSC site might cause to walls and any other damages by the piling and general building and earth movement within GSC.

These structures are longstanding and great disturbance within GSC will undoubtedly occur which might undermine their structural integrity.

The issue of the possibility of unmarked graves being within the walls of GSC has been treated without it's due respect.

GSC has been a working establishment for many, many years and many babies have died within the walls. Mortality alone accounts for a high incidence of baby deaths. We are calling for a halt to any and all works on the GSC site, to allow a full, thorough and professional survey of the whole site be undertaken by a well recommended or appointed professional body.. An Coimisiun may be in a position or role here. Estimates of baby burials and graves abound but the location of their graves still remains an unaddressed issue for this GSC site.

The Tuam and Bessborough situations comes to mind. Development at Bessborough is halted and we are calling for the same care and attention to be applied for GSC out of respect for these little ones.

My parent's first baby was born on 07/07/1946 and died 28/07/1946.

I now, recently at last, have found where he is buried. It gives my sister, myself, daughter ,son and other members of our extended family great comfort to be able to visit his grave. Every effort should be made to afford people, related to the dead infants, the very same consideration.

This is not a matter of luxury or inconvenience, it is a duty.

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Signed:
Eithne Spicer.

Eithne Spicer

Mobile number.

Address.

2 Buxton Tce.

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Don Spicer.

Don Spicer

Mobile Number.

Address.

2 BUXTON TERRACE,
SUNDAY'S WELL ROAD

CORK CITY.

donspicercork@gmail.com

€ 50 Cheque enclosed,
D. S.

An Coimisiún Pleanála,
64 Marlborough Street,

Dublin 1.

D01 V902.

AN COIMISIÚN PLEANÁLA
LDG- 082049-25
ACP-
14 AUG 2025
Fee: € 50 Type: CHY
Time: 10:30 3V Reg'd
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RegisteredPost **R**
Greainnigh Ar Thosach
SINIÚ / SIGNATURE R
DELIVERED
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ATTEMPTED DELIVERY
Siniú Buidé / Sig Buidé RL 0287 5764
Scanadh / Scan
RL 0287 5764
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