

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 323082-29Please treat correspondence received on 19/08/25 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 received from</u>
<u>Maria Heenander</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>Daniel W. Ash</u>	AA: <u>[Signature]</u>
Date: <u>20/08/25</u>	Date: <u>22/8/25</u>

**Large-scale Residential Development Appeal Observation****Online Reference**
LRD-OBS-006344**Online Observation Details****Contact Name**
Maria del Carmen Palomino
Hernandez**Lodgement Date**
18/08/2025 21:11:34**Case Number / Description**
323082**Payment Details****Payment Method**
Online Payment**Cardholder Name**
Carmen Palomino**Payment Amount**
€50.00**Fee Refund Requisition****Please Arrange a Refund of Fee of**

€

Lodgement No

LDG-082209-25

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_3RxZOzB1CW0EN5FC08KsPikw

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**



Carmen Palomino Hernández
28 Monastery Terrace, Monastery Hill
Blarney Street
T23X3T2

An Coimisiún Pleanála
64 Marlborough street
Dublin 1, D01V902

18 August 2025 ref.:

**Observation in support of Appeal submitted by Blarney Street & Surrounding Areas
Community Association,**

ACP – 323082- 25

Planning Application: 2543847

Applicant's Name: Bellmount Good Shepherd Ltd.

Subject Site Owners: Moneda Development Limited Development

Address: The Former Good Shepherd Convent site

Convent Avenue And Buckston Hill Sunday's Well, Cork

To Whom it May Concern:

This submission addresses the proposed student accommodation development at the Former Good Shepherd Convent site on Convent Avenue, Sundays Well Road. As long term residents in the area of Lee Road/Sundays Well area, with permanent in Blarney Street, we are not overall in opposition to the development of the Good Shepherds property on Convent Avenue and believe that if the site is developed in the right way can bring significant benefits to this historic area and the community in which it is situated in.

However, we do have an observation in regards to the granting of permission to current proposal made by Bellmount Good Sheperds Development Ltd. which is as follows:

1: Proposed Accommodation & Impact to the Community

The proposed development is aimed solely at two very specific demographics: short term students & seasonal tourists. This type of housing/accommodation while of benefit to developers and property management companies will not add to or enhance the community in Sundays well and will indeed add in c900 'transient renters' into the area. The area is in need of a mix of residential options for people to live in and be part of a community, including options for older people who may wish to downsize and release larger housing stock back into the economy, families to bring children back into the area, one to two person households (one of the fastest growing demographics in Ireland) and could also include a smaller proportion for student/tourism rentals. People need homes to live in and become part of a community, student/tourism accommodation facilities does not build communities and offer people an opportunity to live in the area they were brought up in or to live near their place of employment - several significant employers are in the locality and within walking/cycling distance – Apple, UCC, Mercy Hospital, Bon Secours, City centre businesses. By providing a mix of this type of accommodation on the site, Cork city council could demonstrate their commitment and tangible action towards the 15 minute city concept as outlined in the Cork City Development Plan (2022-2028), Strategic Objective 3 (Transport and Mobility).

This does not tie in with developments contributing to long term neighbourhood, family & community goals and goes against Cork city's strategy. The development does not consider the much-needed residential developments and in our opinion adds to the existing housing crisis which according to recent media reports is impacting over 15,000 in the Cork area alone.

There is also the potential of increased anti-social behaviours that can be brought into the area due to the high density of students (and tourists in the summer months) including noise, property damage, disruptive gatherings all impacting on the quality of life for residents and neighbours.

2. Density of the Development

The population density of the development needs to be addressed and largely reduced. See Cork city development plan 2021, Table 16-4 (dwelling size & distribution). The 2021 Census data shows Sundays Well having a population of 1357 residents; the proposed development adds 900 transient residents to the area which will significantly change the fabric of the area and community.

3. Impact to Transport & Infrastructure

Transport infrastructure in the area is minimal and the significant amount of traffic in the area is a danger to road users and pedestrian's. There is currently 1 orbital bus (201 CUH to Boherboy) which may come every hour and can be full and drive pass the stop.

Cycling is very risky; footpaths are narrow and badly maintained with no investment in the area's infrastructure for many years. Traffic lights/pedestrian crossings are missing in key areas, creating a health & safety matter, and forcing pedestrians to run across the road as traffic speeds towards them. Road bollards, signage are also badly maintained as well as no consistent traffic wardens.

The roads in this area also have a tendency to dip and require continuous tarmac infilling & Uisce Eireann water works due to the heavy traffic and water table issues. These risks will increase if the proposal goes ahead. The disposal of waster water and effluent to the public sewage system from the proposed development would also impact the area's existing pipework and under developed infrastructure. A recent development at the top of Strawberry Hill is an example of this water management problem.

4. Reduction of Parking & Access

Parking is currently at a premium in the area and most houses are on-road parking which is already taken up and has well overflowed onto double yellow lines causing serious driving issues and health & safety matters (e.g. end of Sundays Well Avenue, end of Convent Avenue, Strawberry Hill). The increase in number of cars & traffic will negatively impact this and the quality of life within the area that is already impacted on a daily basis. The developers in their proposal state a small number of parking spaces will be catered for but in our opinion this is not adequate for the proposed number of student rentals and certainly not for the proposed tourism let's all or most of which will be using cars. The application needs to address the lack of appropriately sized free parking on site and the proposal to remove Convent Ave parking spaces. Good shepherd's grounds have enough area within to develop the parking to match requirements of the people that will live there. Again, the existing infrastructure will not be able to cater for proposed development size and cause health & safety issues. Access for emergency services throughout the area is already a challenge and be further exacerbated if the current proposal is granted due to congestion of traffic, parking, etc. and could contribute to fatal consequences if not addressed and managed correctly.

5. Impact of Construction Works & Traffic

Construction traffic will be a huge issue. Road, lane and access closures will also cause difficulties & stress to locals as well as the many users that already pass through the area.

The areas of Strawberry Hill, Convent Avenue and Sundays Well Road already experience significant road congestion due to large volume of traffic using the area to travel to employers/colleges etc on the western and southern sides of the city as well as incoming traffic to Apple facilities. During working week, morning car queues close to the Wellington bridge intersection with Sundays Well can be as long as 1 km westwards through the Lee Road. Same traffic congestion levels on Sundays Well take place in the evening after work.

Roads and paths will be damaged due to weight. Noise, air pollution will be contributing further to the environmental issues and impact the area. Drivers are already stretched and stressed due to the existing traffic. Heavy trucks regularly scrape walls, other vehicles and park and drive on footpaths.

A full construction management plan should incorporate off peak hour construction traffic only. Construction workers parking should only be within the Good shepherd's site.

The construction of the development will require a lot of subsidence and foundation work and therefore will cause a lot of geological 'vibrations' throughout the area. The local resident properties would need to be surveyed by engineers before, during and after the project due to old historical structures being susceptible. This was previously carried out during Uisce Eireann works on Sundays Well.

Construction works for a multi-storey complex at the Good Shepherd Convent site in Sunday's Well, Cork, could pose a risk of slope erosion, subsidence, or land stability problems—especially to properties on Blarney Street, which is located downhill or adjacent to the slope.

Key risks that need to be addressed:

1. Steep Terrain: Sunday's Well and Blarney Street are part of a steep hillside. Excavation, piling, or removal of vegetation can destabilize the slope.
2. Subsurface Geology: If the hill is made of glacial till, clay, or weathered rock, these materials can shift when disturbed or overloaded, leading to subsidence.

3. Water Drainage Changes: Construction can alter stormwater runoff or groundwater flow, leading to water pooling or seepage that weakens the soil and foundations below.
4. Heavy Equipment Vibration: Piling or drilling can create vibrations that affect older buildings nearby, potentially leading to cracks or minor settlement.
5. Foundation Type and Depth: If nearby homes on Blarney Street have shallow or old stone foundations, they're more vulnerable to ground movement.
6. Environment: Air pollution will increase during construction & future traffic requirements causing public health issues. Noise pollution will impact the existing residential quality of life.

Water pressure & drains will be impacted by increased use; existing drains already overflow during heavy downpours. There are a large number of streams and underground water channels running under the area flowing down to the River Lee. Recent building works on Strawberry Hill have damaged old pipes and impacted local residents and we believe similar issues will happen in Convent Avenue/Sundays Well Road. A focus on sustainable practices could be incorporated into the building design and construction, for example solar gain and solar energy systems as well as water harvesting and management and the inclusion of a shared green space for residents and the local community could be provided for a community garden.

Environmental protection by law should be regarded and implemented. Provision of the wildlife acts and EU Habitat Directive should be adhered to. The area is rich in bat & bird life including kestrels, jays, jackdaws & barn owls and provision should be made to protect the environment for them.

6. Observations around History, Heritage & Architecture

The site is an opportunity to recognise the generations of women and children who were in the Magdalene Laundries and could with the right investment and imagination become a site of national remembrance for those who suffered in those institutions.

The area should be recorded and made available to the public within the site in the form of a museum or displays (as have been done on other locations in Cork, e.g. Viking area by Clarkes Bridge).

The proposed scale and style of the newer buildings do not fit into the existing architectural heritage of the area and should be designed using traditional materials such as limestone and redbrick as approved by Cork City's Conservation office. Sundays Well has been proposed as an architectural conservation area (ACA) by Cork City Council, including sub-area D; former institutional lands which includes the Good Shepherds.

Conclusion: These reasons are some of the many that we feel that the planning permission for this development as it stands, and without fully addressing highlighted risks and concerns, should be refused. Again, we are not against a development and would fully appreciate a lower density, mixed residential community development with onsite parking which highlights its historical past as well as embraces the sustainability & nature of the area.

Yours sincerely,

María del Carmen Palomino Hernández