

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 323082-25Please treat correspondence received on 13/08/25 as follows:

1. Update database with new agent for Applicant/Appellant _____

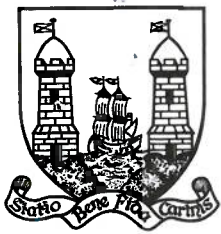
2. Acknowledge with LRD 203. Keep copy of Commission's Letter ☐

1. RETURN TO SENDER with LRD _____

2. Keep Envelope: ☐3. Keep Copy of Commission's letter ☐Amendments/Comments PA response to appeal

4. Attach to file

(a) SHD/LRD Unit ☐(b) Inspector ☒RETURN TO EO ☐Plans Date Stamped ☐Date Stamped Filled in ☐EO: Done by [signature]AA: [signature]Date: 20/08/25Date: 22/8/25



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

The Secretary,
An Coimisiún Pleanála,
64, Marlborough Street,
Dublin 1.

11/08/2025

P.A. Ref: 25/43847

ABP Ref: ACP-323082-25

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
13 AUG 2025	
Fee: €	Type: _____
Time: 9.04	By: Post

RE: A 10-year planning permission for the following Large Scale Residential Development (LRD) comprising 274 no. student accommodation apartments and a total of 957 no. bed spaces. The proposed LRD includes the following works: i) the partial demolition, conservation, redevelopment and extension of the existing former Good Shepherd Convent buildings for student accommodation use; ii) modifications (including the removal of a glasshouse extension) to the former Bake House/Coach House building to provide a community / amenity space; iii) the conservation, redevelopment and extension of the existing Gate Lodge to provide a café, co-working space and security/administrative office use; iv) the demolition of the former hostel building (known as Well House) and demolition of sheds, glasshouses and other ancillary structures on site; v) the construction of 8 no. new student accommodation apartment blocks ranging in height from 3 to 5 storeys; vi) the construction of a 3 storey mixed-use building with commercial/retail use at groundfloor level and student accommodation on the upper floors; and vii) all associated ancillary development works including vehicular/pedestrian access and pedestrian crossing on to Convent Avenue, new footpaths and raised table at the junction of Convent Avenue and Sunday's Well Road, landscaping, amenity and open space areas, boundary treatments, bicycle and car parking, bin storage, 2 no. ESB substations, public lighting and all other ancillary development at the Former Good Shepherd Convent, Convent Avenue and Buckston Hill, Sunday's Well, Cork. The proposed development consists of works to and within the curtilage of the former Good Shepherd Convent, which is a protected structure (Ref. No. PS721). The proposed development also consists of works to the exterior of structures which are located within the Sunday's Well Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority. The application may be inspected online at the following website set up by the applicant:
www.goodshepherdlrd.ie

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

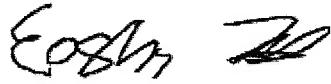


We are Cork.

Dear Sir/Madam,

I refer to the above and wish to comment as follows.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Eoghan Fahy' followed by a stylized flourish.

Eoghan Fahy
Clerical Officer
Planning & Integrated Development

PLANNER'S REPORT
APPEAL RESPONSE

Planner's Appeal Response Ref: TP 25/43847	Cork City Council Development Management Planning & Integrated Development
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Permission type	Permission
Description	A 10-year planning permission for the following Large Scale Residential Development (LRD) comprising 274 no. student accommodation apartments and a total of 957 no. bed spaces. The proposed LRD includes the following works: i) the partial demolition, conservation, redevelopment and extension of the existing former Good Shepherd Convent buildings for student accommodation use; ii) modifications (including the removal of a glasshouse extension) to the former Bake House/Coach House building to provide a community / amenity space; iii) the conservation, redevelopment and extension of the existing Gate Lodge to provide a café, co-working space and security/administrative office use; iv) the demolition of the former hostel building (known as Well House) and demolition of sheds, glasshouses and other ancillary structures on site; v) the construction of 8 no. new student accommodation apartment blocks ranging in height from 3 to 5 storeys; vi) the construction of a 3 storey mixed-use building with commercial/retail use at groundfloor level and student accommodation on the upper floors; and vii) all associated ancillary development works including vehicular/pedestrian access and pedestrian crossing on to Convent Avenue, new footpaths and raised table at the junction of Convent Avenue and Sunday's Well Road, landscaping, amenity and open space areas, boundary treatments, bicycle and car parking, bin storage, 2 no. ESB substations, public lighting and all other ancillary development at the Former Good Shepherd Convent, Convent Avenue and Buckston Hill, Sunday's Well, Cork. The proposed development consists of works to and within the curtilage of the former Good Shepherd Convent, which is a protected structure (Ref. No. PS721). The proposed development also consists of works to the exterior of structures which are located within the Sunday's Well Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority. The application may be inspected online at the following website set up by the applicant: www.goodshepherdldr.ie
Applicant	Bellmount Good Shepherd Ltd.
Location	The Former Good Shepherd Convent Convent Avenue and Buckston Hill Sundays Well Cork

The Planning Authority maintains that, with regard to Planning Application No. 24/43847, it has carried out its duties in accordance with the provisions of the *Planning and Development Act 2000* (as amended) and the *Planning and Development Regulations 2001* (as amended), and that its decision to grant planning permission is consistent with the provisions of the *Cork City Development Plan 2022-2028* and the proper planning and sustainable development of the area.

Notwithstanding the above we would like provide the following response to transport related matters raised in the appeal submissions.

As presented in our planning documentation from a strategic transport planning level, the proposed development **is supported** and will assist Cork City Council deliver on a number of key strategic principles as described in the *Cork City Development Plan 2022-2028*. The proposed development is located within an established residential district and is close to University College Cork, Munster Technological University and the city centre. This proximity will ensure that the mobility needs of the future occupants will be via sustainable and active travel modes.

Traffic Data

The use of single day traffic data is standard practise within the transport industry subject to the data being collected on a neutral day (i.e. not during the summer, Christmas periods and generally undertaken between Tuesday and Thursday). The data was collected the 21st of May 2024 which was deemed acceptable.

Traffic Impact

Based on data prepared by University College Cork the number of students travelling to their campus by car is in the region of 30%¹. It is worth noting that this includes all students including students that live far away from the college and have no real alternative to a private car to access the campus. Students living close to University College Cork tend to use sustainable travel means to access the college and this is evident from the Census data for the zone covering the Victoria Mills student accommodation where only 5% of people drove a car.² Therefore, the straw poll presented in one of the appeals is incorrect.

Munster Technological University is currently accessible by public transport by a number of bus services including:

- The No. 201 which is a 5 minute walk from the proposed development and runs 5 times a day;
- The No. 220 which runs 78 times a day and is less than a 30 minute journey including a 10 minute walk at either end; and
- The No 205 which is a 15 minute walk from the proposed development and runs 60 times a day, total journey is also around 30 mins.

The proposed development has deliberately included only very limited parking spaces in line with the 2022-2028 Cork City Council Development Plan, to ensure that future residents of the proposed

¹ University College Cork Masterplan Review 2021 (Page 28) - [UCC Masterplan Part 1 of 4.pdf](#)

² [Interactive Data Visualisations | CSO Ireland](#)

PLANNER'S REPORT
APPEAL RESPONSE

development are not encouraged to drive to either their place of education whether that is University College Cork or Munster Technological University. Students who wish to drive to their educational institutions (and pay for the privilege) will need to seek accommodation which can accommodate their cars which is not the case with this subject application.

This approach to parking provision is to manage the potential increase in traffic associated with the proposed development as the surrounding street network is narrow in nature and there is limited capacity to accommodate large increases in traffic. In addition, the presence of on-street parking controls will ensure parking associated with the proposed development does not spill out onto the public road. Tourists who may wish to have access to a car while on holiday in Cork City will need to choose alternative accommodation, while tourists who are happy to explore the city by foot/ bike or public transport have very good access to such facilities, are within easy access of the city centre and other interesting tourist attractions nearby including, the City Gaol, Fitzgerald's Park, and University College Cork.

The submitted Traffic and Transport Assessment has clearly presented the limited impact the development proposals will have on the receiving environment and that the proposed development will not cause unacceptable operational traffic impacts in the short term and the delivery of the planned transport infrastructure as presented in the Cork Metropolitan Area Transport Strategy (CMATS) will enhance accessibility for both the existing and future residents of Sunday's Well.

The area is readily accessible to public transport services particularly those serving the Western Road in addition the Cork Metropolitan Area Transport Strategy has a number of public transport enhancements which will further improve public transport accessibility to the Sunday's Well area.

Pedestrian Access

The planning assessment of the proposed development has recognised the narrow nature of the receiving street environment and has ensured that the proposed scheme include only a small number of parking spaces. This approach to parking provision is to manage the potential increase in traffic associated with the proposed development as the surrounding street network has limited capacity to accommodate large increases in traffic. The application of the special contribution is to enhance the existing pedestrian facilities in the neighbourhood where possible to accommodate the higher pedestrian flows while acknowledging that there are constraints to the physical environment along Sunday's Well Road.

With respect to Strawberry Hill, again it is acknowledged that this street is narrow, is one-way and has a footpath (one appeal notes no footpath which is incorrect). It is envisaged that this route will not be used extensively by the residents of the proposed development as most will be attracted south along Convent Avenue and Sunday's Well Road.

Buxton Hill is a historic narrow street where all modes (pedestrians, cyclists and general traffic) share the same space currently. Traffic flows are low as the street is a cul de sac serving a relatively small number of houses (~35 houses) and the street acts similar to a 'Homezone' due to the low traffic speeds along the roadway. The Design Manual for Urban Roads and Streets supports the delivery of shared surface streets as a way of reinforcing pedestrian priority and maintaining a traffic calmed environment. This is very much the case along Buxton Hill and Upper Janemount where traffic has to give way to

PLANNER'S REPORT
APPEAL RESPONSE

pedestrians and cyclists in a safe and secure manner, there are no plans or need to alter the current street as it performs well currently and its narrowness is a welcoming feature of this historic street.

It is important to note that the proposed development does not include any proposals to increase traffic flows along these streets only pedestrian flows. Additionally, An Bord Pleanála conditioned the reopening of the existing entrance onto Buxton Hill as a pedestrian entrance as part of a previous permission for a residential development on the same site (ABP-300690-18_ Condition 3).

Tourist Use

As stated previously the proposed development will be made available out of term for short term tourist rental. The accommodation will be particularly attractive for those wishing to explore the city by foot/ bike and public transport due to its proximity to the city centre and access to key attractions and bus services. Tourists with cars will need to find alternative accommodation in the city or surrounding districts as this proposed development does not accommodate car parking and the surrounding streets have off-street parking controls. The volume of traffic generation and impact on the surrounding street network is likely to be very similar to that presented by the students due to the fact that car parking has been restricted for both students and tourists alike.

Emergency Services

The local street network along Sunday's Well Road and Convent Avenue can accommodate Emergency Services as is evident from their attendance at numerous fires at the complex over the years. In addition, the development proposals have been designed to facilitate fire tender access to the entirety of the complex.



Martina Foley
Acting Senior Executive Planner
Planning & Integrated Development

Dated: 08/08/2025