

Validation Checklist

Lodgement Number : **LDG-081564-25**
Case Number: **ACP-323082-25**
Customer: **Tara Vernon and Others**
Lodgement Date: **21/07/2025 14:32:00**
Validation Officer: **Karen Byrne**
PA Name: **Cork City Council**
PA Reg Ref: **2543847**
Case Type: **Appeal - LRD**
Lodgement Type: **Appeal - LRD**



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
3rd Party Acknowledgement	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes
Valid Lodgement Channel	Yes

LRD - Multiple appeal

3rd V Grant

To: AA

Please issue the following letter:

LRD01M to appellant and enclose a copy of the receipt and other relevant appeals.
LRD06 to P.A., applicant and Blarney Street and Surrounding Areas Community Association Ltd. and enclose a copy of relevant appeals.

Please keep a copy of all letters for file.

Update case narrative.

Run at: 22/07/2025 16:28

Run by: Karen Byrne

Lodgement Cover Sheet - LDG-081564-25

Details ACP-323082-25

Lodgement Date	21/07/2025
Customer	Tara Vernon & Others
Lodgement Channel	In Person
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Appeal
Section	Processing

Fee and Payments

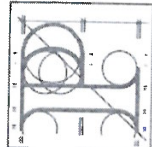
Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Paid	220.00
Refund Amount	

Appeal Decision date: 23/06/25

Last day for appeal: 21/07/25

Multiple LRD

3rd V Grant



An Bord Pleanála

Lodgement ID	LDG-081564-25
Map ID	
Created By	Shirley Connolly
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	<u>2543847</u>

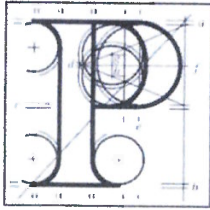
2543847

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

Observation/Objection Allowed?	
Payment	PMT-064034-25
Related Payment Details Record	PD-063873-25

Appeals Type

PA Case Details Manual	
PA Case Number	
PA Decision	
PA Decision Date	
Lodgement Deadline	
Development Description	
Development Address	



An
Bord
Pleanála

Planning Appeal Form

AN COIMISIÚN PLEANÁLA	
LDG-	081564-25
ACP-	
21 JUL 2025	
Fee: €	220 Type: CASH
Time:	14:20 By: HAND

Se

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Tara Vernon / Ruth Gamble / Susanne Gamble /
Eoin Gamble

(b) Address

Mentone Place, 119 Sunday's Well Road, Cork

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their 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

4
6
8

Postal address for letters

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

You (the appellant) 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 planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

Cork City Council

(b) Planning authority register reference number

(for example: 18/0123)

25/43847

(c) Location of proposed development

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

The Former Good Shepherd Convent, Convent Avenue and Buckston Hill, Sunday's Well Cork

50

Appeal details

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

Please see attached.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

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

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark

Last updated: April 2019.



Mentone Place,
119 Sunday's Well Road,
Cork.

T23 NF86

July 19th 2025

The Secretary,
An Coimisiún Pleanála.
64 Marlborough Street,
Dublin 1,
D01 V902

Ref: Planning Application: 25/43847

Applicant Name: Bellmount Good Shepherd Ltd

Subject Site Owners: Moneda Developments Limited

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

To An Coimisiún Pleanála,

We wish to appeal the decision by Cork City Council to grant planning permission to Bellmount Good Shepherd Ltd for the redevelopment of the former Good Shepherd Convent and surrounding grounds in Sunday's Well.

We wish to appeal on the following grounds:

1. Historical Significance of Site and Potential Presence of Unmarked Graves:

Cork City Council (CCC) has prematurely granted permission for the redevelopment of the site of one of Ireland's largest Magdalene Laundries. The complex, comprising protected structures, offered no protection to the women and children imprisoned within its walls. Today, those same buildings have been afforded little protection by the local authorities, who have failed to take action against those endangering the structures for profit. No fines or prosecutions have been issued against those responsible for neglect or damage.

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, and recognition must be given to the history and protected status of the site, which lies within the Sunday's Well Architectural Conservation Area. Condition 7 of the planning permission granted by Cork City Council acknowledges this possibility:

"Should human remains be located in the course of construction, all work shall cease at all parts of the proposed development site and all relevant authorities, including the City Coroner and An Garda Síochána, will be informed of the location of the previously unrecorded human remains."

In Board Direction BD-008250-21 (ABP 308790-20), regarding an appeal against a similar development at the former Bessborough Mother and Baby Home, An Bord Pleanála stated:

"The Board is not satisfied that the site was not previously used as, and does not contain, a children's burial ground and considers that there are reasonable concerns in relation to the potential for a children's burial ground within the site, associated with the former use of the lands as a Mother and Baby home over the period 1922 to 1998."

Given this precedent, the Board concluded that it would be **premature to grant permission** prior to determining the presence and extent of any burial ground, and that the implications of such a discovery would directly affect the feasibility and delivery of the proposed development.

This applies equally, if not more so, to the Good Shepherd site. Cork City Council's own Condition 7 implies an expectation of potential human remains. Therefore, no permission should be granted at this time. Doing so would be contrary to principles of proper planning, sustainable development, and historical justice. In February 2013, *The Irish Examiner* reported the existence of a mass grave of Magdalene women at the Good Shepherd site. Questions remain unanswered as to how many women are buried there and where precisely their remains lie. *The Echo* reported that at least 188 women died while in the care of the Good Shepherd Sisters in Cork. Opposite the nuns' graveyard on the site, near a stone cross in its north-west corner above Cork City Gaol, lies a mass grave that remained unmarked until the late 1990s. A headstone was only erected following a campaign by a former resident of the Laundry. The Good Shepherd Convent operated until 1977. It functioned as a Magdalene Laundry, an orphanage, and an industrial school. Thousands of women and children were incarcerated behind its red-brick walls. Due to poor record-keeping by the order, no one knows for certain where all the bodies are buried.

A journalist for *The Examiner* noted:

"No investigation was carried out. No team of Gardaí has sealed off the site ... no forensic examination was carried out ...the vandalising of the final resting place of women who received no dignity in life, let alone death, has never been a matter of the utmost seriousness for authorities."

No planning permission should be granted until the question is answered: What exactly are they building over?

The significance of the Good Shepherd Convent is rooted not only in its architectural heritage, but in its profound social and historical legacy. We have witnessed repeated attempts, since the regrettable sale by the Irish Church Commissioners, to profit from the suffering of the survivors of State and Church sponsored abuse. It is imperative that the horrors that occurred within this complex, and the lives thwarted and silenced there, be acknowledged, honoured, and recognised. This is not just a planning issue, it is a question of truth, dignity, and justice.

The fact that Cork City Council has allowed repeated endangerment, dereliction, arson, and vandalism of this site, without imposing any penalties on the owners or supposed custodians of our architectural and social history, is, unfortunately, not beyond belief. However, it must not be ignored or disregarded in considering the overturning of this planning permission. We would fully support a sensitive and sustainable development that respects the architectural conservation area and honours the profound historical significance of the site.

The Good Shepherd site has been on Cork City Council's Derelict Sites Register since February 2019. Councillors have called on the Council to compulsorily purchase the site. Surely a memorial garden and a sympathetic, sensitively scaled residential scheme would represent a far more appropriate and respectful use of the land than the unsympathetic overdevelopment currently proposed.

2. Overdevelopment and Excessive Population Density

The proposed development represents a dramatic and unsustainable increase in local population, more than doubling the number of residents in the immediate area. Based on current census data, such a surge is wholly inappropriate for a site of this scale within Sunday's Well. The proposal fails to provide the corresponding infrastructure or community amenities necessary to support this population increase. Local services are already overstretched, and the strain imposed by such a development would severely diminish the quality of life for existing residents.

The Council's claim that the Population and Human Health chapter of the Environmental Impact Assessment Report (EIAR) has adequately addressed these issues is not accurate. The EIAR fails to engage meaningfully with the scale and localised impact of the proposed development, nor does it sufficiently assess the capacity of surrounding services such as schools, healthcare, transport, and green spaces, to absorb such a rapid demographic shift. This oversight undermines the robustness of the assessment and raises significant questions about the sustainability and appropriateness of the proposal in its current form.

3. Inadequate Parking Provision and Traffic Impact

The provision of only 37 on-site parking spaces for over 900 students is grossly insufficient. While the development is labelled as "car-free," this is unenforceable in practice. Students often own and use cars, and the likelihood of tourist rentals during summer months increases demand further. Overflow parking will inevitably spill onto

surrounding residential streets, exacerbating already significant congestion, reducing pedestrian safety, and obstructing access for emergency and service vehicles.

The proposed sole vehicular access via Convent Avenue, a narrow, already congested route, is wholly unsuitable to accommodate the increased traffic volumes from residents, service vehicles, and deliveries. Existing traffic studies fail to offer realistic solutions to the resulting congestion, and local roads lack the capacity to safely absorb the anticipated increase in daily movement. Public transport in the area is inadequate, and road width constraints make the inclusion of bicycle lanes infeasible.

Another real concern is the significant risk posed by opening up Buxton Hill to approximately 1,000 students and tourists. The Buxton Hill entrance is entirely unsuitable for such high-volume usage due to several critical safety issues: its steep incline, narrow width, absence of a footpath, and the mixing of pedestrian and residential vehicular traffic. Of particular concern is the dangerous blind corner at its junction with Sunday's Well Road, which already presents a serious hazard.

No mitigation measures have been proposed, nor have any specific conditions been imposed by Cork City Council to address the risks associated with using Buxton Hill as an access point. This omission is unacceptable given the scale of the development and the clear threat to public safety.

4. Strain on Utilities and Infrastructure

The proposed development would place considerable pressure on local utility services: water supply, sewage, gas, and electricity, which may not have the capacity to support a population of this size. Of particular concern is the risk of overloading sewage and water systems, potentially leading to service failures, reduced water quality, and long-term infrastructure degradation. No clear evidence has been presented that the existing infrastructure can support the scale of demand that would be generated.

5. Flood Risk and Geological Instability

The introduction of extensive impermeable surfaces will drastically reduce natural water absorption, significantly increasing surface water runoff and flood risk to surrounding lower-lying properties. The site is also known to be geologically sensitive, with concerns regarding unstable bedrock and the presence of natural springs or underground aquifers. There have been reports of structural damage and water ingress in nearby properties, likely linked to underground water movement. Insurance claims in the area have reportedly reached six-figure sums. These risks cannot be accepted based on developer assurances alone and must be independently and rigorously assessed.

6. 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.

7. Disruption from Construction Activities

Given the scale and duration of the construction works, the impact on the local community will be considerable. Noise pollution, dust, increased traffic, and general disruption are unacceptable, particularly when the development is so clearly out of step with the character and capacity of the area. The prolonged disturbance poses a serious threat to residents' well-being and community cohesion.

8. Environmental Impact and Loss of Biodiversity

The development would result in the removal of mature trees currently located on the site, in direct contradiction to preservation guidelines and the site's designated Landscape Preservation Zone (Zone 17). These trees are of significant ecological and visual value, contributing to biodiversity, air quality, and local heritage. Their loss would be permanent and unjustified.

In addition, the development would disrupt local wildlife habitats and natural green spaces, further compounding the environmental degradation already threatened by increased surface runoff and flood potential.

CCC has claimed that a "suitably qualified clerk of works" will be appointed to ensure that biodiversity on the site is respected. However, no details have been provided on how this person will be selected, what their qualifications or remit will be, or how the public and regulatory authorities can verify their presence and effectiveness. We ask: What independent oversight or enforcement will be in place to ensure this role is not merely symbolic? Without transparency, accountability, and a clearly defined monitoring process, this claim cannot be relied upon to mitigate the environmental harm this development would cause.

9. Negative Impact on Property Values and Community Character

The proposed development represents a radical intensification of land use that is incompatible with the character of Sunday's Well, a designated Sustainable Residential Neighbourhood (Zone 01). Increased noise, diminished privacy, heightened security concerns, and the degradation of the visual environment are all likely to have a negative impact on surrounding property values. These impacts are not hypothetical; they are highly probable and already observable in areas that have undergone similar overdevelopment.

10. Incompatibility with Site Zoning and Overconcentration of Student Housing

There is already a saturation of student accommodation in the wider area. Sunday's Well is not a designated student housing district and should not be subject to development that undermines its residential character. The Good Shepherd Site, in particular, requires a sensitive, proportionate approach to development that respects

its historical, architectural, and environmental significance. A high-density student complex is entirely inappropriate in this context.

To conclude

The proposed redevelopment of the Good Shepherd Convent site in Sunday's Well is deeply flawed, both in principle and in practice. It poses a direct threat to the historical, cultural, and emotional integrity of a location intrinsically tied to one of Ireland's darkest institutional legacies. The site holds profound historical significance and may contain unmarked graves of women and children who lived and died within its walls, victims of a system that has yet to be fully acknowledged or redressed. Any development that proceeds without a full archaeological and forensic investigation, coupled with meaningful consultation with survivors and their families, would be an act of erasure and injustice.

Moreover, the scale and intensity of the proposed development are entirely out of keeping with the character and capacity of Sunday's Well. From overdevelopment and inadequate infrastructure to serious traffic, environmental, and safety concerns, the plan fails on multiple fronts. The cumulative impact of these shortcomings, combined with the site's sensitive heritage status, renders the project unsustainable, inappropriate, and potentially harmful to the community and the environment.

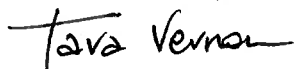
There is a responsibility not only to uphold planning and environmental standards but to honour its duty of care to those affected by the State and Church's historical abuses. Granting permission for this development in its current form would represent a profound failure of that responsibility.

We urge that this application be refused unless and until:

- A full, independent investigation into potential unmarked graves is completed;
- A transparent and survivor-led consultation process is undertaken;
- The scale and nature of the development are significantly revised to respect the architectural conservation area, existing community needs, and infrastructural limitations.

This is not merely a planning dispute, it is a matter of memory, dignity, and justice.

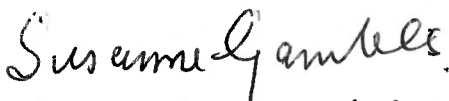
Yours Sincerely,



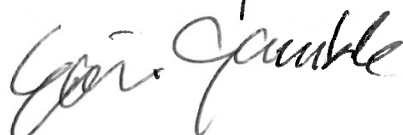
(Tara Vernon)



(Ruth Gamble)



(Susanne Gamble)



(Eoin Gamble)



Cork City Council
City Hall
Cork

28/05/2025 14:51:28

Receipt No. : LODGE3/0/3262995

TP NO: 25/43847
TARA VERNON
SUNDAYS WELL

WRITTEN SUBMISSION FEES 58800 20.00
GOODS 20.00
VAT Exempt/Non-vatable
TP 25/43847 SUNDAYS WELL

Total : 20.00 EUR

Tendered : 20.00
Electronic

Change : 0.00

Issued By : Jack Milne 11446 Cash office
From : Cash Desk Till 3
Vat reg No.0005426M

Planning Application Ref. No.: **25/43847**

A submission/observation, in writing, has been received from:
Tara Vernon, Mentone Place, 119 Sundays Well Road, Cork,
on **28/05/2025** in relation to the above planning application.

The appropriate fee of €20 has been paid. *(Fee not applicable to prescribed bodies).*

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Aisling Ring

**Community, Culture &
Placemaking Directorate**

Date: 28/05/2025

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Comhairle Cathrach Chorcaí

Cork City Council

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

Tara Vernon
Mentone Place
119 Sundays Well Road
Cork

28/05/2025

Reg. No.: 25/43847

Applicant: Bellmount Good Shepherd Ltd.
At: The Former Good Shepherd Convent
Convent Avenue and
Buckston Hill
Sundays Well Cork

A Chara,

I wish to acknowledge receipt of your submission, received on 28/05/2025 regarding an application for 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



We are Cork.

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inspected online at the following website set up by the applicant:
www.goodshepherdlrd.ie
at The Former Good Shepherd Convent, Convent Avenue and, Buckston Hill,
Sundays Well Cork

This submission received in accordance with the provisions of the Planning & Development Regulations 2001 (as amended) forms part of the file, which is available for inspections by the public at the Planning Department, City Hall, Cork. Opening hours are Monday-Friday from 10.00a.m. – 4.00p.m.

You will be notified when a decision is made on the application.

This letter should be retained. If you wish to appeal such decision, a copy of the attached acknowledgement must accompany your appeal to An Bord Pleanála.

A copy of the Council's decision will issue to you in due course.

Mise, le meas,

Aisling Ring

Aisling Ring
Assistant Staff Officer
Planning & Integrated Development

Acknowledgement of Receipt of Submission or Observation on a Planning Application

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the **only** form of evidence which will be accepted by An Bord Pleanála that a submission or observation has been made to the Planning Authority on the planning application.

Planning Authority Name:

Cork City Council



Comhairle Cathrach Chorcaí

Cork City Council

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

Susanne Gamble
Monalla
Sunday's Well
Cork

04/06/2025

Reg. No.: 25/43847

Applicant: Bellmount Good Shepherd Ltd.
At: The Former Good Shepherd Convent
Convent Avenue and
Buckston Hill
Sundays Well Cork

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We are Cork.

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

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Mise, le meas,

Aisling Ring

Aisling Ring
Assistant Staff Officer
Planning & Integrated Development

Acknowledgement of Receipt of Submission or Observation on a Planning Application

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Planning Authority Name: **Cork City Council**

Planning Application Ref. No.: **25/43847**

A submission/observation, in writing, has been received from:
Susanne Gamble, Monalla , Sunday's Well, Cork ,

on **28/05/2025** in relation to the above planning application.

The appropriate fee of €20 has been paid. (*Fee not applicable to prescribed bodies*).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Aisling Ring

**Community, Culture &
Placemaking Directorate**

Date: 03/06/2025

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Cork City Council
City Hall
Cork

30/05/2025 12:22:05

Receipt No. : PLAN1/0/7704959
***** REPRINT *****

SUZANNE GAMBLE
GOOD SHEP SUB

WRITTEN SUBMISSION FEES 58800 20.00
GOODS 20.00
VAT Exempt/Non-vatable
SUZANNE GAMBLE

Total : 20.00 EUR

Tendered :
Cheque 20.00
000927

Change : 0.00

Issued By : Sarah Kaar 11692 Plan1
From : Planning Dept 1
Vat reg No.0005426M





Comhairle Cathrach Chorcaí

Cork City Council

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

Ruth Gamble
1 Waugh's Terrace
Sunday's Well
Cork
T23 VYHO

04/06/2025

Reg. No.: 25/43847

Applicant: Bellmount Good Shepherd Ltd.
At: The Former Good Shepherd Convent
Convent Avenue and
Buckston Hill
Sundays Well Cork

A Chara,

I wish to acknowledge receipt of your submission, received on 28/05/2025 regarding an application for 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.



We are Cork.

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

This submission received in accordance with the provisions of the Planning & Development Regulations 2001 (as amended) forms part of the file, which is available for inspections by the public at the Planning Department, City Hall, Cork. Opening hours are Monday-Friday from 10.00a.m. – 4.00p.m.

You will be notified when a decision is made on the application.

This letter should be retained. If you wish to appeal such decision, a copy of the attached acknowledgement must accompany your appeal to An Bord Pleanála.

A copy of the Council's decision will issue to you in due course.

Mise, le meas,

Aisling Ring

Aisling Ring
Assistant Staff Officer
Planning & Integrated Development

Acknowledgement of Receipt of Submission or Observation on a Planning Application

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the **only** form of evidence which will be accepted by An Bord Pleanála that a submission or observation has been made to the Planning Authority on the planning application.

Planning Authority Name: **Cork City Council**

Planning Application Ref. No.: **25/43847**

A submission/observation, in writing, has been received from:
Ruth Gamble, 1 Waugh's Terrace, Sunday's Well, Cork, T23 VYHO

on **28/05/2025** in relation to the above planning application.

The appropriate fee of €20 has been paid. *(Fee not applicable to prescribed bodies).*

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Aisling Ring

**Community, Culture &
Placemaking Directorate**

Date: 03/06/2025



Cork City Council
City Hall
Cork

30/05/2025 12:22:05

Receipt No. : PLAN1/0/7704959
***** REPRINT *****

SUZANNE GAMBLE
GOOD SHEP SUB

WRITTEN SUBMISSION FEES 58800 20.00
GOODS 20.00
VAT Exempt/Non-vatable
SUZANNE GAMBLE

Total : 20.00 EUR

Tendered :
Cheque 20.00
000927

Change : 0.00

Issued By : Sarah Kaar 11692 Plan1
From : Planning Dept 1
Vat reg No.0005426M

18

8



Comhairle Cathrach Chorcaí

Cork City Council

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

Eoin Gamble
2 Lee View Place
Sunday's Well
Cork

04//06/2025

Reg. No.: 25/43847

Applicant: Bellmount Good Shepherd Ltd.
At: The Former Good Shepherd Convent
Convent Avenue and
Buckston Hill
Sundays Well Cork

A Chara,

I wish to acknowledge receipt of your submission, received on 28/05/2025 regarding an application for 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



We are Cork.

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at The Former Good Shepherd Convent, Convent Avenue and, Buckston Hill,
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This submission received in accordance with the provisions of the Planning & Development Regulations 2001 (as amended) forms part of the file, which is available for inspections by the public at the Planning Department, City Hall, Cork. Opening hours are Monday-Friday from 10.00a.m. – 4.00p.m.

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A copy of the Council's decision will issue to you in due course.

Mise, le meas,

Aisling Ring

Aisling Ring
Assistant Staff Officer
Planning & Integrated Development

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Planning Authority Name:

Cork City Council

Planning Application Ref. No.: **25/43847**

A submission/observation, in writing, has been received from:
Eoin Gamble, 2 Lee View Place, Sunday's Well, Cork .

on **28/05/2025** in relation to the above planning application.

The appropriate fee of €20 has been paid. (*Fee not applicable to prescribed bodies*).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Aisling Ring

**Community, Culture &
Placemaking Directorate**

Date: 03/06/2025

Handwritten marks and scribbles in the top right corner, including a small circular mark and some illegible characters.



Lain Gamble

Cork City Council
City Hall
Cork

30/05/2025 12:20:37

Receipt No. : PLAN1/0/7704958
***** REPRINT *****

SUZANNE GAMBLE
THE FORMER GOOD SHEP SUBMISSION

WRITTEN SUBMISSION FEES 58800 20.00
GOODS 20.00
VAT Exempt/Non-vatable
SUZANNE GAMBLE

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Tendered :
Cheque 20.00
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From : Planning Dept 1
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