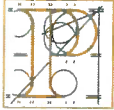


LDG-086332-26
ACP 324030.



An
Coimisiún
Pleanála

Large-scale Residential Development Appeal Observation

Online Reference
LRD-OBS-006400

LRD 324030.

Online Observation Details

Contact Name
Cllr. Albert Deasy

Lodgement Date
20/01/2026 15:08:56

Case Number / Description
RE: Planning Application No: 2544048 – A large scale residential development at Greenfields, Ballincollig, Cork.

Applicants: Murnane & O'Shea Ltd (MOS) c/o HWP Planning, No 5 Joyce House, Barrack Square, Ballincollig

Decision Made: Granted - 18/12/25

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Albert Deasy	€50.00

last day obs
= 19-02-26

Task - 464700-26

LRD 40 to

✓ issue.

AD
3/2/26

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

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_3SrgY8B1CW0EN5FC0MsSNSMU

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

Clr Albert Deasy

1 Bishopscourt Place,
Bishopstown, Cork.

20th January, 2026

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

**RE: Largescale Residential Development (LRD) 2544048 Submitted on
28th July, 2025.**

Location of Proposed Development: Greenfield, Ballincollig, Cork.

I, Clr Albert Deasy, 1 Bishopscourt Place, Bishopstown, Cork, duly elected Member of Cork City Council, Cork City South West Ward, in which the proposed Development is situated, make this observation on my own behalf and on behalf of the large number of residents of Greenfield and surrounding areas who have lodged Appeals to this Large Scale Development.

Layout, Design and Architectural Aesthetic

The proposed development in terms of layout, design and architectural aesthetic is completely at odds with the neighbouring built environment.

The development of 544 units of housing, including buildings up to four stories in height, is completely out of character for this area, and local residents are appalled at the extremely high density and lack of basic amenities proposed. They have invested their lives in their homes and surrounding area and are terribly distressed at the prospect of the inevitable problems they and the new residents will face. They are in favour of development but not at the expense of good planning. They are thinking long term, and they see the current knee-jerk planning model as something that is not in anyone's interests.

Lack of Basic Infrastructure and Congestion

Residents, some of whom have lived in the area for several decades, face the daily challenge of navigating a narrow and congested roadway (L2216) and it is unconscionable from a health and safety perspective to consider adding potentially 1,100 additional vehicles and upwards of 2,000 people who will need to use this road on a daily basis. Moreover, the line of sight in respect of vehicular access points are wholly inadequate, and this development needs to be set much further back from the road than what is shown on the current application, to allow

for road widening and the provision of a bus lane and bus stop, as well as cycle facilities. Residents are wondering why the new housing estate does not follow the model already established in the like of the neighbouring Heathfield Estate where residents are afforded low density housing with adequate open spaces, rather than the proposed model which provides high rise, high density, low-amenity housing, with minimal open spaces and some type of a 'run' around the perimeter. Outrageous!

Noise Pollution

It is noted that 'noise attenuation measures are to be installed on the southern border of the site adjacent to the N22 roadway. The location of the proposed development is not classified in the Cork Agglomeration Noise Action Plan 2024-2028 as either a Priority Important Area nor a Most Important Area. A study needs to be conducted by the Department of the Environment in advance of the granting of any permission to update the Cork Agglomeration Noise Action Plan and inform the public of the necessary noise measures that would need to be put in place in advance of any site development in order to mitigate the well-documented destructive impact of noise pollution from the N22 on the wellbeing of future residents. From a practical standpoint and not having had the opportunity to properly evaluate the submitted application, I fail to see how the measures proposed will adequately protect the site from the negative impact of constant noise, most especially for residents of buildings in excess of 2 stories high.

The Problem of Duplex Housing

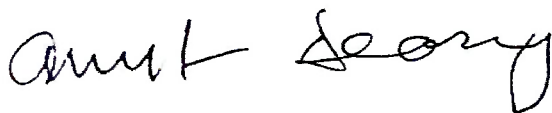
3 Story Duplex Housing facing onto Greenfields Road is particularly offensive, and I ask that this aspect of the development be set aside in favour of housing that is in sympathy with the local built environment. I was recently informed at a Cork City Council LAC meeting that Duplex Units are no longer in favour for Social and Affordable Housing, because of their poor resale record, and because they tend to engender social issues, something that has been well aired in the media recently in relation to this type of housing design in Mahon, Cork.

Overall Objection

My overall Objection and that of residents who have contacted me is that there is a headlong rush to build high density housing regardless of the impact on existing and new residents, in a case of build now and provide basic infrastructure later, instead of the other way around. It is not conscionable that people must suffer the stress which these high-density designs bring to their lives and that basic infrastructure is not put in place in advance of development. An Bord Pleanála should leave aside the current trend of packing people into tiny spaces and

offering them a 'run' as an amenity and from now on only approve living conditions that will allow all residents to thrive and prosper.

Yours sincerely,



Cllr. Albert Deasy,

Cork City South West LEA Tel. 086 8074662



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