

File With

[Empty box]

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

[Empty box]

Having considered the contents of the submission dated/received from [handwritten] I recommend that section 131 of the Planning and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

Section 131 not to be invoked at this stage.

Section 131 to be invoked — allow 2/4 weeks for reply.

[Empty box]

Signed

[Empty box]

Date

[Empty box]

EO

Signed

[Empty box]

Date

[Empty box]

SEO/SAO

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

[Empty box]

Task No

[Empty box]

Allow 2/3/4 weeks

BP

Signed

[Empty box]

Date

[Empty box]

EO

Signed

[Empty box]

Date

[Empty box]

AA

N/A -
LRD



Planning Appeal Online Observation

Online Reference
NPA-OBS-006181

Online Observation Details

Contact Name
Joe Lynch

Lodgement Date
14/02/2026 12:17:55

Case Number / Description
324030

Payment Details

Payment Method
Online Payment

Cardholder Name
Joseph Lynch

Payment Amount
€50.00

Processing Section

S.1 31 Consideration Required

Yes — See attached 131 Form

N/A — Invalid

Signed

Cathryn Carleton

Date

3/3/26

EO

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

Date

EO

Finance Section

Payment Reference

ch_3T0hnLB1CW0EN5FC1la4tVlc

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

Validation Checklist

Lodgement Number : **LDG-086757-26**
Case Number: **ACP-324030-26**
Customer: **Joe Lynch**
Lodgement Date: **14/02/2026 12:30:00**
Validation Officer: **Cathy Carleton**
PA Name: **Cork City Council**
PA Reg Ref: **2544048**
Case Type: **Appeal - LRD**
Lodgement Type: **Observation / Submission**



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
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

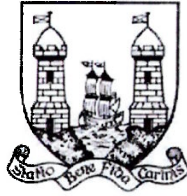
LRD40 to Observer

Run at: 25/02/2026 13:08

Run by: John Cannon

Comhairle Cathrach Chorcaí

Seomra na mBall
Halla na Cathrach
Corcaigh



Comhairle Cathrach Chorcaí
Cork City Council

Cork City Council

Members Room
City Hall
Cork

Cllr. Joe Lynch
23 Innishmore Square
Ballincollig
Cork
P31 VN20

14ú Feabhra 2026

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

An Coimisiún Pleanála case reference: ACP-324030-26

Planning Authority reference: 25/44048

Applicant(s): Murnane & O'Shea Limited

Development address: Greenfield, Ballincollig, Cork

To whom it may concern:

I write to reiterate observations submitted to Cork City Council in its original adjudication of the above-mentioned application for planning permission, namely that:

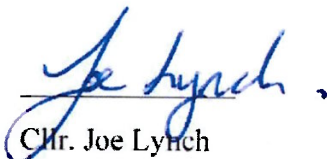
- The construction of new homes in Ballincollig is welcome, given the level of demand for new homes in the community. Having engaged with residents of existing neighbouring residential areas, there is no objection - in principle - to the development of the site for residential use.
- The townland of Greenfield has seen extensive development over the past three decades, with the construction of Greenfields - comprising Oldcourt, Fernwalk and Woodberry - as well as the Tuairín Glas and An Caisleán housing developments. This has significantly altered the character of the surrounding area; from a once largely rural area to that of a medium-density suburban neighbourhood.
- Most of what is proposed as part of the proposed development is consistent with the character of the area that has emerged in recent years, however, the proposed densities of character areas 1 and 3 - per the Architectural Design Statement - which border the Greenfields Road (L-2216) are not consistent with the density of existing developments located to the north of the development site (e.g. Woodberry), as well as homes located to the west of the proposed development.

- Given the low to medium density of neighbouring residential areas, a more gradual approach to development should be pursued, with medium density units being moved to the north of the development area and medium-high density units being relocated to the middle/south of the development area.
- The above can be achieved by 'flipping' character area 3 with character area 4, alongside moderate changes to character area 1 at its northern boundary. The net result of this amendment should be that no three-story units should bound the L-2216 road. I believe these changes can be achieved without any loss of unit numbers associated with the development-at-large.
- Given the sloped topography of the land on which development is proposed, the above suggested amendments can provide for more integrated development, better lines of sight, better visual appearance and less loss of privacy for neighbouring residents.
- The road on which development is located (Greenfields Road; L-2216) provides much needed access to the N22, to the centre of Ballincollig and to the West Village. It is a very busy road that connects to roads with poor pedestrian infrastructure (i.e. Castle Road – no footpaths, and Flynn's Road – footpaths on one side only). Any development should be accompanied by appropriate improvement works being undertaken to surrounding roads, and the L-2216 should be widened at all entrances to the proposed development. Yellow box junctions should also be installed at all entrances to existing multi-unit developments along the L-2216.
- Given the scale of proposed development, as well as likely future development in the Maglin and Carrigrohane townlands, a timeline for the full - and partial - opening of the Maglin Area/South Ballincollig Distributor Road - part of which forms part of the proposed development - should now be set out by Cork City Council's Infrastructure Development Directorate.
- A boundary wall should be retained at the north of the development site given the potential hazard presented by heavy traffic volume on the L-2216.
- The provision of a creche facility with no. 128 places is welcome, and I fully support the requirement of Cork City Council, per condition 5 in its adjudication, that the creche be constructed and operational prior to the occupation of and residential dwelling of 2 or more bed units within the subject site. This condition must be retained.
- There is no provision for community facilities proposed as part of the development. Given the volume of proposed housing, a small unit should be made available for community use; in the area where the retail unit and creche are proposed; making this area the 'community hub' of the proposed development.
- The proposed development provides for the provision of greenway infrastructure, presumably to connect to the proposed Maglin Greenway. However, in the absence of any Part 8 planning process having been completed to finalise development of a

greenway to connect to, Cork City Council has no mandate to pursue the development of this greenway in the absence of any plan being brought forward to the elected members of the Council for approval. A resolution to this long-running issue should be identified before proceeding with further development of any greenway infrastructure.

I trust that all of the above raised matters will be given due consideration in adjudicating the appeal in respect of the proposed development, and that amendments in line with this submission - and the submission of others - will be forthcoming.

I.e gach dea-ghuí.



Chr. Joe Lynch

083-3951629

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