

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP 324 030-25

Please treat correspondence received on 25/2/26 as follows:

<p>1. Update database with new agent for Applicant/Appellant _____</p> <p>2. Acknowledge with LRD <u>20</u></p> <p>3. Keep copy of Board's Letter <input type="checkbox"/></p>	<p>1. RETURN TO SENDER with LRD _____</p> <p>2. Keep Envelope: <input type="checkbox"/></p> <p>3. Keep Copy of Board's letter <input type="checkbox"/></p>
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Amendments/Comments
<u>Response to further 3rd party appeal</u>

<p>4. Attach to file</p> <p>(a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> add to file</p> <p>RETURN TO EO <input type="checkbox"/></p>
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	<p>Plans Date Stamped <input type="checkbox"/></p> <p>Date Stamped Filled in <input type="checkbox"/></p>
EO: <u>Cathy Condon</u>	AA: <u>A. Delaney</u>
Date: <u>25/2/26</u>	Date: <u>26/02/26</u>

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Cathy

Laura Grady Lawlor

From: John O'Brien | HW Planning <jobrien@hwplanning.ie>
Sent: Wednesday 25 February 2026 14:14
To: Bord; Appeals2
Cc: Harry Walsh | HW Planning
Subject: ACP-324030-26 - LRD of 544 residential units, a creche facility, commercial/retail unit at Greenfield, Ballincollig, Cork.
Attachments: 260225_LTR_Greenfield Appeal Response_JOB.pdf; 260130_ACP_Greenfield Appeal.pdf

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Dear Sir/Madam

We act on behalf of Murnane & O'Shea Limited, applicant in the above matter who wish to respond to third-party appeals submitted regarding the referenced development at Greenfield, Ballincollig, Cork. An Coimisiún Pleanála reference ACP-324030-26 refers. Please see attached appeal response letter. The attached appeal response relates specifically to the third-party appeals which were enclosed with the attached An Coimisiún Pleanála letter dated the 29TH of January 2026.

We would appreciate formal written confirmation that same has been received at your earliest convenience.

Kind Regards

John O'Brien
Planning Consultant

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The Secretary
An Coimisiún Pleanála
64 Marlborough Street
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25th February 2026

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**Re: An Coimisiún Pleanála Case No: ACP-324030-26
Large-Scale Residential Development (LRD) demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 residential units, a creche facility, commercial/retail unit and all ancillary site development works at Greenfield, Ballincollig, Cork.**

Dear Sir/Madam,

We act on behalf of Murnane O'Shea Limited, Lahadane, Bantry, Co. Cork, who wishes to respond to the third-party appeals submitted by the following parties against Cork City Council's decision to grant permission for the above development¹.

1. Rena Manley - 2 Woodberry, Greenfields Road, Ballincollig, Cork,
2. Patrick O'Riordan - 2 Woodberry, Greenfields Road, Ballincollig, Cork and
3. Greenfields Concerned Residents - 3 Woodberry, Greenfields Road, Ballincollig, Cork

This response is made further to a previous third-party appeal response made on the 17th of February 2026². On review it is evident that the grounds of appeal raised in the appeals of Rena Manley, Patrick O'Riordan and Greenfields Concerned Residents are broadly similar in content to the other 3rd party appeals received relating to the subject development. The Commission will note that these appellants are similar to the 3rd party appeals initially received and are individuals and a grouping representing residents currently living on Greenfields Road and which is currently characterised by low density residential development with large detached homes on individual sites. A full list of all 3rd party appellants is summarised below.

Liam Cotter	1 Woodberry, Greenfields, Ballincollig, Cork. P31 PW52
Patrick O'Riordan	2 Woodberry, Greenfields Road, Ballincollig, Cork

¹ LRD Website - <https://greenfieldlrd.ie/>

² As acknowledged in the Commissions acknowledgement letter dated the 18th of February 2026.

Rena Manley	2 Woodberry, Greenfields Rd, Ballincollig, Cork
Mr. Martin Walsh	3 Woodberry, Greenfields Road, Ballincollig, Cork. P31 DK30
Mrs. Karin Walsh	3 Woodberry, Greenfields Road, Ballincollig, Cork. P31 DK30
Greenfields Concerned Group	3 Woodberry, Greenfields Road, Ballincollig, Cork
Barry Crowley	'Cuilleann', Greenfield, Ballincollig, Cork. P31 VX23
Mary Murphy, Pat Brett	Sean Tuath, Greenfields Road, Ballincollig, Cork. P31 N968

As highlighted in the previous appeal response the applicants have sympathy for the existing residents of Greenfields Road, many of whom have owned and lived in properties for over 20 years. Given the low-density nature of Greenfields Road and the fact that zoned land adjacent to them has remained in agricultural use for over 20 years they have enjoyed an aspect and amenities that would not be expected within an identified Urban Expansion Area within Cork City's largest Metropolitan Town. The applicants recognise that the significant changes this area will undergo in accordance with national and local policy will be difficult for existing residents to accept. However, compact growth which is the overarching national policy dictates that a greater number of people are accommodated in future housing developments within these areas so that more people can avail of the transport, social and physical infrastructure and amenities enjoyed by existing residents for some time.

The appellants are suggesting that the proposed development represents overdevelopment of the site, but the Commission will recognise and as outlined in detail below, for Compact Growth to be achieved, developments such as this which are in the mid-range of densities required in accordance by the 2024 Compact Settlement Guidelines (CSG's) and the Cork City Development Plan 2022 (CDP0 are required.

Project Background

As noted above the subject lands have been zoned for development for over 20 years and since the 2003 Cork County Development Plan and the applicants' have a long-standing commitment to the delivery of residential development at the subject lands with previous S247 meetings having taken place with the Planning Authority regarding development proposals at the subject site since 2021³⁷. Predating and during LRD process discussions have taken place with the various internal departments at Cork City Council, relating to the future delivery and development strategy of the site and the wider South Ballincollig (Maglin) Urban Expansion Area (MUEA).

³⁷ABP reference 312235-21 – SHD Pre-Consultation Submission for a development of 685 no. residential units – 22nd July 2021.
 CCC Ref: 180/22 - LRD S247 Meeting Request for proposed development of 650 no. residential units - 15th November 2022.
 CCC Ref: 169/23 - LRD S247 Meeting Request for proposed development of 652 residential units - 4th December 2023.
 CCC Ref: 41/24 - LRD 247 Meeting Request for proposed development of 521 units – 17th May 2024

As detailed in Chapter 2 (Project Description & Alternatives Considered) of the Environmental Impact Assessment Report (EIAR) which accompanied the application, since the inception of the project, the applicants and project design team have considered several different layouts and options for the development of the subject lands. Each stage of the project required a reappraisal of the design strategy of the project and an evaluation of how each proposed layout responded to the site's context. The Commission will note from a review of the City Council Reports and as specifically identified in the Executive Planners Report of September 22nd, 2025, that the permitted development has evolved in response to the Council's comments during the LRD process to date, where it was noted that.

'The overall site layout has evolved throughout the LRD Pre-Application and Opinion stages. The evolution of the proposed site layout resulted from two pre-application consultation meetings.'

Response to Grounds of Appeal

While the applicants understand the motivation for the appeals they are nevertheless disappointed by the same and note that all matters raised by the appellants have been fully addressed in the Council's decision. The submitted appeals are very similar in content, and we consider that valid grounds of appeal can be summarised as follows

- 01 The proposed development represents overdevelopment of the site, is inappropriate in terms of design and layout resulting in negative visual impact and impact on existing residential amenities & values.
- 02 Proposed development provides for inadequate quality & quantity of open space
- 03 Inadequate public transport capacity
- 04 Proposed development will result in traffic impacts
- 05 Inappropriate surface water drainage
- 06 Flood Risk

The response below addresses these grounds of appeal

- 1. The proposed development represents overdevelopment of the site, is inappropriate in terms of design and layout resulting in negative visual impact and impact on existing residential amenities & values.**

Overdevelopment of the Site

Table 11.2 of the CDP defines the density standards for Cork City and the subject site is identified within the 'Outer Suburbs' area of the CDP. Table 11.2 envisages that generally development of 2-4 storeys will occur in this area with densities generally between 40-60 units per hectare. The Architectural Design Statement prepared by Deady Gahan outlines the various character areas within the scheme and the proposed scale of development within the scheme. In general, buildings are of 2-3 storeys with some 4 storey over basement apartment buildings in

the southern area and as highlighted in detail below the proposed development constitutes a net density of 45 units per hectare

National Guidelines on residential densities are contained within the Sustainable Residential Development and Compact Settlements (2024) - Guidelines for Planning Authorities (CSG's). Ballincollig is categorised as a 'Metropolitan Town' in the Cork Metropolitan Area Spatial Plan (Cork MASP) of the RSES. Table 3.3 of the 'CSG's, 'Areas and Density Ranges – Metropolitan Towns and Villages' states of Suburban /Urban Extension areas of Metropolitan Towns (>1,500 population).

'Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and edge locations of Metropolitan Towns, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban/urban extension locations (as defined in Table 3.8).

Figure 01, extracted from Table 3.8 of the CSGs, defines what constitutes a high-capacity public transport nodes or accessible suburban/urban extension locations suitable to support higher density.

High Capacity Public Transport Node or Interchange

- Lands within 1,000 metres (1km) walking distance of an existing or planned high capacity urban public transport node or interchange, namely an interchange or node that includes DART, high frequency Commuter Rail¹¹, light rail or MetroLink services; or locations within 500 metres walking distance of an existing or planned BusConnects 'Core Bus Corridor'¹² stop.
- Highest densities should be applied at the node or interchange and decrease with distance.
- 'Planned public transport' in these Guidelines refers to transport infrastructure and services identified in a Metropolitan Area Transport Strategy for the five cities and where a public authority (e.g. National Transport Authority, Transport Infrastructure Ireland or Irish Rail) has published the preferred route option and stop locations for the planned public transport.

Accessible Location

- Lands within 500 metres (i.e. up to 5-6 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services.

Figure 01: Extract from Table 3.8 CSG's – Accessibility

As illustrated in the accompanying Sustainable & Compact Settlement Guidelines Settlement, Place & Density Map, the subject site is located over 1.5km walk from the nearest proposed Cork Luas stop and not within 500m walking distance of an existing or planned BusConnects 'Core Bus Corridor' stop'. Therefore, in accordance with the criteria in the CSG's the subject lands can be described as being.

- **Settlement Type:** Metropolitan Town



- **Area Type:** Suburban/Urban Extension
- **Accessibility:** Peripheral

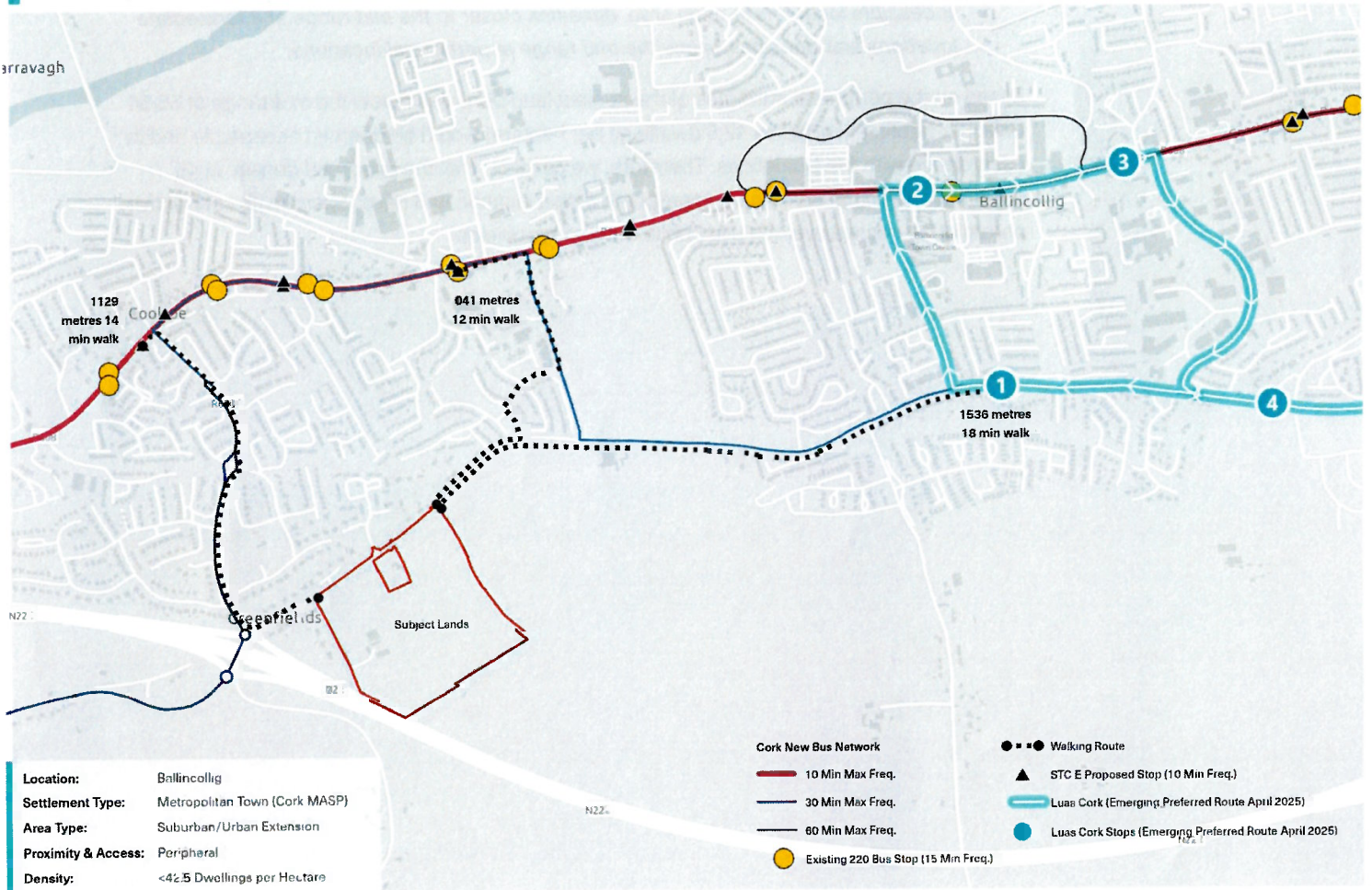
The CSG's states that this density range should then be refined based on considerations of centrality and accessibility (Step 1) to services and public transport. Section 3.4.1 of the Guidelines state that:

'While densities within the ranges set out will be acceptable, planning authorities should encourage densities at or above the mid-density range at the most central and accessible locations in each area, densities closer to the mid range at intermediate locations and densities below the mid range at peripheral locations.'

Based on the peripheral attributes of the subject land densities below the mid-range of 35-50 units per hectare, (i.e .below 42.5 dwellings per hectare) would be deemed acceptable and in accordance with the Guidelines. Therefore, we consider that the proposed density of 45 dwellings per hectare would be appropriate at this location and have regard to its connectivity potential future improvements in public transport provision.

Sustainable & Compact Settlement Guidelines
Settlement, Place & Density

HWP



Appendix B of the CSGs '*Measuring Residential Density*', categorises how net and gross residential densities should be calculated. Table 1 of Appendix B confirms that the calculation of a sites net developable area excludes any areas which the following criteria applies.

- Major road/streets such as Arterial Streets and Link Streets as defined by Section 3.2.1 DMURS.
- Lands used for commercial development (inc. retail, leisure and entertainment).
- Lands for primary schools, churches and other community services and facilities.
- Larger, Regional or District Parks, Wayleaves or rights of way.
- Other areas of land that cannot be developed due to environmental sensitivities, topographical constraints (i.e. steepness) and/or are subject to flooding.

The proposed net developable site area has been calculated as being 12.1 hectares of the total site area. As detailed in Section 04 enclosed Architectural Design Statement prepared by Deady Gahan Architects, a comprehensive assessment of the site's terrain, features and restrictions was conducted in advance of preparation of the proposed layout. In accordance with criteria in Appendix B of the CSG's, the following areas have been omitted from the net developable site area calculation.

- The area of the site to the southeast is situated within the ZO 15 Public Open Space zoning objective.
- The proposed spine road/SAC and buffer areas serving the proposed development designed in accordance with Section 3.2.1 of DMURS.
- Areas of the site along Greenfield Road, within the red line for the purposes of delivering pedestrian crossings/public realm upgrades.
- The area of the site occupied by the proposed creche facility which constitutes a commercial development/use.
- The area along the sites western boundary where there is an existing field hedgerow and along the sites boundary which will form part of the sites ecological and landscape strategies.

As demonstrated above and illustrated in the Architectural Design Statement prepared by Deady Gahan Architects, the definition of the site's net developable site area of 12.1 hectares is consistent with the criteria set out in Appendix B of the CSG's.

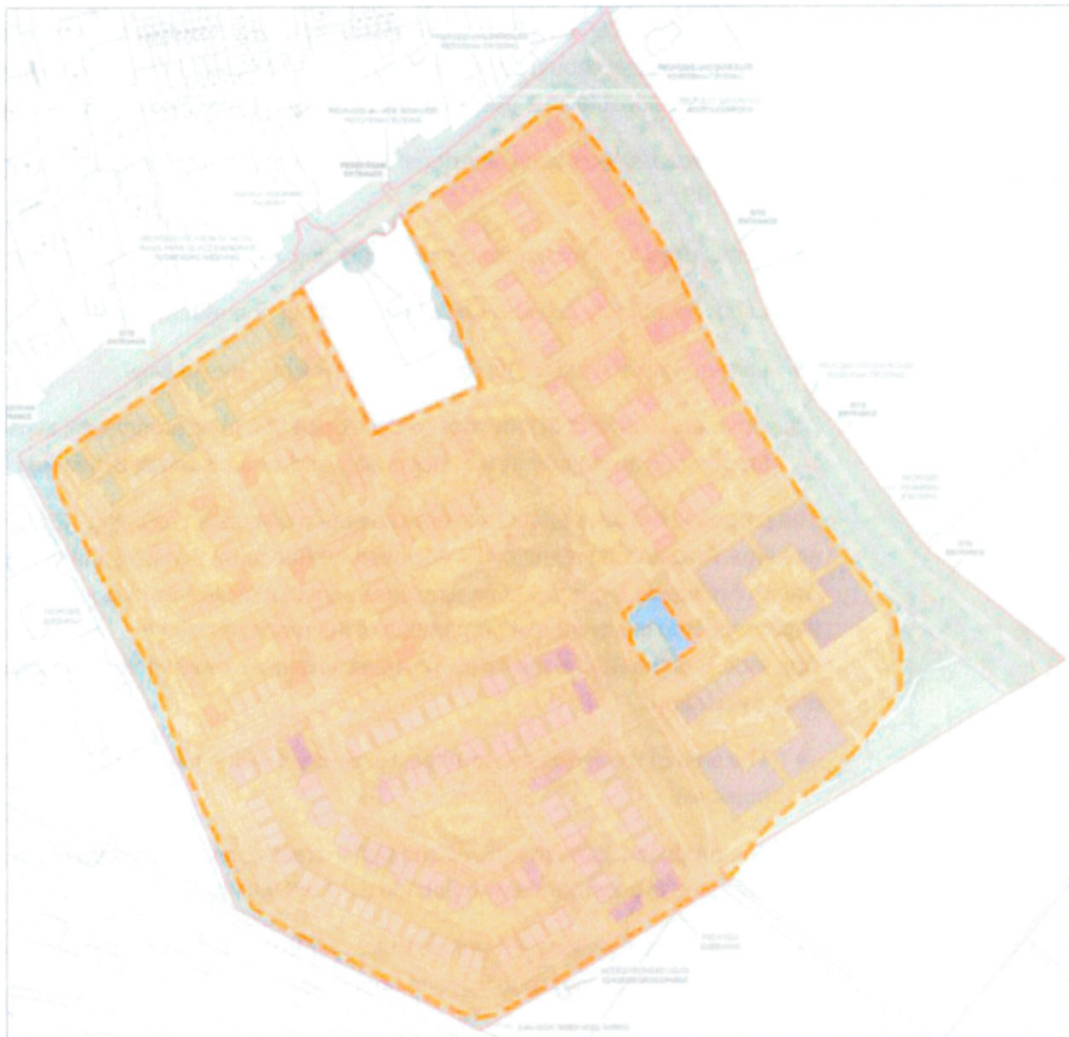


Figure 02: Areas of Site Included in Net Developable Site Area outlined in colour.

Contrary to the suggestions of the appellants the density of the proposed development is consistent with and in compliance with both national and local policy and represents an appropriate density given the locational attributes of the subject site.

Design & Impact

The evolution of the proposed development is outlined in Section 01 of the Architectural Design Statement and Chapter 2 of the submitted EIAR. The appellants primary concern relates to the scale and form of development proposed to Greenfield Road where they consider two storey conventional dwellings would be more appropriate. The City Architects Department Planning Report of September 8th, 2025 highlights that the scheme has evolved in response to the comments of the Planning Authority during the LRD process and notes that.

'The overall form of the scheme is considered appropriate in how the greater density is concentrated towards the SAC and the eastern corner of the site where it will form a backdrop of appropriate scale to the public open space.'

The Commission will note that the content of many of the appeals is similar to the observations made during the LRD process. The Planning Authority requested Further Information on the application, in which they did not query the principle or form of development but required additional detailed in relation to drainage, biodiversity and landscaping. The City Council did not request the alteration of the scale and form of development to Greenfields Road, which as highlighted in the report they considered appropriate.

The proposed development has been divided into five character areas with Character Area 1 a Medium – High Density Urban Edge Along Kilumney Road and the Maglin Sustainable Access Corridor and Character Area 3 Medium – High Density Urban Edge Along Kilumney Road. The attached extracts from the Architectural Design Statement prepared by Deady Gahan highlights the architectural approach and rationale.

Greenfields Road is an important thoroughfare, and an important element of Ballincollig's urban structure. It carries a large volume of traffic, including traffic between the N22 Bypass and the town centre. The status of the road and its gateway function warrants a built frontage of urban character and this approach was both directed and supported by the Planning Authority. In terms of visual impact, Chapter 3 of the accompanying EIAR note that the existing dwellings to the north of the road are sensitive receptors to change.

Having regard to the sensitives of the receiving environment it is proposed to introduce three storey duplex blocks along the site frontage to Greenfields Road. Duplex terraces are an urban typology, but at three storeys they are of modest height. The buildings are set well back from the road to allow for a segregated cycle lane and the possibility of a future road widening scheme. Section 3.10.3 of the EIAR notes that the combination of the buildings' typology and positioning would both generate urban character and avoid excessive built/visual enclosure.

The potential visual impact of the proposed development is assessed in Chapter 3 of the EIAR. Viewpoints 3 and 4 were taken from the Greenfields Road to represents the residential properties on the north side of Greenfields Road, opposite the site.

The EIAR concludes that the Significance & Quality of Effect of the proposed development when assessed from View 03 and View 04 would be "moderate negative" and highlights that

'While there would be a loss of visual amenity, (a) the change is not inappropriate given the land's zoning and 'strategic site' designation in the CCDP, and (b) the resulting view would not be unsightly. The buildings are modestly scaled and of high quality design and materials, creating an attractive new street elevation.'



MODEL WORKS	project	Greenfield, Ballinacorney, Co. Kerry	photography	12.15.2024 - 12.16.2024 Canon 5D Mark II 24 mm lens	location	E: 10.7904 170° N: 51.9822 843	viewpoint	View 03 Existing
	date						02/07	20.06.2024



MODEL WORKS	project	Greenfield, Ballinacorney, Co. Kerry	photography	12.15.2024 - 12.16.2024 Canon 5D Mark II 24 mm lens	location	E: 10.7904 170° N: 51.9822 843	viewpoint	View 03 Proposed
	date						02/07	20.06.2024

Figure 03: View 03 – Existing & Proposed (Chapter 03 EIAR)



MODEL WORKS	Project: Greenfield Ballisodig Co. Cork	Photography: 12/11/2024 12:29 Canon SD Mark II 24 mm Lens	Location: 5. 507887 128 6. 507885 454	Viewpoint: View 04 Existing
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MODEL WORKS	Project: Greenfield Ballisodig Co. Cork	Photography: 12/11/2024 12:29 Canon SD Mark II 24 mm Lens	Location: 5. 507887 128 6. 507885 454	Viewpoint: View 04 Proposed
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Figure 04: View 04 – Existing & Proposed (Chapter 03 EIAR)

In assessing the potential visual impact of the proposed development the Executive Planner in his report of September 22nd, 2025 considered that

'The proposed development will have a significant visual impact in the short-term, during construction phases. The proposed development represents a significant change in the landscape in a number of public view points, both local road and national road. The proposed design strategy including layout, scale, materials and landscaping measures are acceptable. Council's Conservation Report and City Architect's Report have no objections to the proposed development given adequate separation distance from Ballincollig Castle and integration of the proposed density within the area. Overall, the proposed development would not have any unacceptable direct, indirect or cumulative impacts in terms of landscape and visual impact.'

The potential impact of the proposed development on the residential amenities of existing properties was thoroughly assessed in the Population & Human Health chapter of the EIAR (Chapter 13) and also in the submitted Daylight and Sunlight Analysis prepared by Model Works. Given the significant separation distance across Greenfields Road between existing properties and the proposed development, the impact of the proposed development on the residential amenities of existing properties was not raised as a concern by the Planning Authority during the LRD process.

In assessing the impact of the proposed development on the daylight and sunlight to existing properties the submitted Daylight and Sunlight Analysis concluded that.

'The proposal site is located in a predominantly rural area of Ballincollig, it has existing farmland to the southeast and northeast and Greenfield Road bounds the site to the northwest and southwest. There are several large, detached houses along Greenfield Road most of which are set well back from the road. Given the height of the proposed buildings adjacent to these neighbouring houses and the distance between them, it was determined that the daylight or sunlight to these existing houses would not be adversely affected, and therefore a detailed assessment was not required.'

In assessing the overall impact of the proposed development on Human Beings, the Executive Planner in his report of September 22nd, 2025 concluded that.

'No significant adverse impacts are envisaged. Some minor potential negative impacts to human beings during the construction phase will be mitigated through the implementation of appropriate mitigation measures including a Construction and Environmental Management Plan. Some positive impacts are likely to arise in terms of provision of housing, consolidating the urban area and the provision of a creche and retail unit during the operational phase.'

Overall neither the EIAR, Daylight and Sunlight Analysis or Planning Authority could identify any significant impacts on the residential amenities of existing properties which would warrant a reduction in scale or change in layout of the proposed development. In accordance with the principle of Compact Growth and good urban design practice the proposed development will present an appropriate urban edge to Kilumney Road which will evolve from its current low density and suburban character to a medium density streetscape, forming a western gateway to the Metropolitan Town of Ballincollig.

2. Proposed development provides for inadequate quality & quantity of open space

We note the appellants criticisms and concerns regarding the design of the proposed open spaces which they consider are compromised by the incorporation of SuDS measures and the retention of existing landscaping features. The Commission will note that the overall layout and the design of the open spaces are a coordinated and collaborative approach between architecture, biodiversity, drainage and arboriculture which has resulted in a successful layout that was welcomed by the Planning Authority. The proposed development provides for 18,360 m² of public open which based on the net developable area of 12.1 hectares represents 15.3%, in excess of the City Development Plan target of 15%.

The Parks & Recreation Report of September 9th, 2025 assessed the proposed open space provision as follows.

'A detailed Landscape and Green Infrastructure Report has been submitted by SRLA in support of this planning application, showing landscape proposals for all proposed open space areas, recreation and play areas. The proposed landscaping is ambitious and addresses each element of the development public, private and communal open spaces in a manner appropriate to each element. The selection of hard surface materials and fixtures, tree, shrub and herbaceous planting will create a pleasing and visually attractive environment offering seasonal interest and areas where biodiversity will thrive.

The removal of some existing hedgerows has been kept to a minimum, and a management plan for the retain hedgerows has been submitted. There has been significant tree planting including in the proposed landscaping which is welcomed.

Nature Based SUDS measures have been incorporated in the Landscape Master Plan.

Neighbourhood play areas and Local Play areas - nature based, informal non-equipped design solutions imaginatively and practically conceived, will be suitable and adequate to provide children's play needs. A rubber crumb resin bound surface or similar wetpour surfacing is to be used or similar for the play/open space surfaces in the Landscape drawings. Designs details to be agreed with Parks & Recreation prior to construction. It shall be noted that these play areas will not be taken in charge by Cork City Council, and the management and maintenance of same will remain the responsibility of the developer or appointed Management Company.

Open spaces are passively supervised, with the orientation of the residential units overlooking the open spaces.'

We consider that the proposed development provides for open spaces which exceed the City Development Plan standard and the incorporation of existing landscape features and SuDS features within the open spaces has been encouraged and welcomed by the Planning Authority.

3. Inadequate Public Transport

The appellants note that the proposed development does not make any provision for future public transport and that the existing public transport is inadequate. The Commission will note that the

design and cross section and interaction between the proposed development and Greenfields Road has been the subject of detailed consultation with the Planning Authority. Both the Planning Authority and the applicants have ensured that the proposed development has full regard to the potential future upgrade of the Greenfields Road to cater for public transport. The Commission will note that Condition 8 of the City Council's decision to grant permission requires that the final geometric layout for the Greenfields Road be agreed with the Planning Authority prior to the commencement of development and the applicants have no objection to this condition.

In addition, and as highlighted on Map 01 the proposed development site is located within a 15 minutes walk of bus stop for the 220 bus service which is a 24 hour bus service linking Ballincollig with Cork City and which has a 15 minute frequency. The appellants assertions regarding public transport are incorrect.

4. The proposed development will result in traffic impacts

Chapter 4 of the EIAR (Material Assets – Traffic & Transportation) confirms that during the operational phase the proposed development is expected to result in a slight increase (10%) in the ratio of flow to capacity (RFC) at the road junctions in the vicinity of the site, which will junctions still operating within capacity. With the delivery of the planned new roads and upgrades to existing roads within the Maglin Urban Expansion Area it is anticipated that the performance of these junctions will be further improved. It is also anticipated that BusConnects will be delivered prior to the operational phase of the proposed development, resulting in a modal shift towards walking, cycling and public transport and leading to a reduction in dependency on private car single-occupancy use. This will also result in improvements in the performance of the junctions. In view of the above Chapter 4 considers that with the implementation of appropriate mitigation the overall impact on the local population arising from increased traffic congestion during the operational phase of the proposed development will be long term and slight.

5. Inappropriate surface water discharge

As noted in the Drainage Impact Assessment on the planning application file, the overall storm water drainage strategy was developed in conjunction with Cork City Council and the issues raised in the Request for Further Information related to matters of detail rather than principle as suggested by the appellants.

The Drainage Impact Assessment prepared for the proposed development highlights that regard was had to the South Ballincollig Drainage Strategy – South Ballincollig Drainage Study in developing the SuDS Strategy for the subject site and Section 4.3.3 of this report indicates that.

'This site potentially has areas which are prone karstification as the subject area is underlain by carboniferous limestone bedrock. This may lead to instability issues within these areas if water is encouraged to infiltrate these areas. Further site investigation is recommended to assess the risk of unstable/karstified subsurface. A number of issues can arise when implementing a SuDS scheme on a site that may be prone to subsurface soil or rock instability. These issues arise mainly due to the effects of SuDS components that encourage water infiltration. Water infiltration into the ground can cause instability in poorly consolidated soils because the water can wash out the soil or cause it to compact. Also, rocks such as the limestone and sandstones

found in this area may slowly dissolve over time. Water from infiltration systems can also cause slope or retaining wall failure, because water pressure may increase in the soil behind the slope or wall. SuDS for sites where there are soils or rocks prone to instability should not use infiltration as a runoff destination, and it may be necessary to line systems to prevent any water infiltrating the ground. This will depend on the risks associated with any potential instability and the likely volume of water discharging to the infiltration device when compared to natural exposure to rainfall on the same area. A small amount of infiltration to provide interception may not be a problem. An appropriate risk assessment may need to be carried out on a case by case basis. The use of SuDS in such areas with rock/soil instability risks will require advice from a geotechnical specialist.'

Extensive site investigations undertaken on the subject site have confirmed the presence of Karst and as a result has informed the SuDS selection and restricted the implementation of certain SuDS features within the proposed development. Section 2.3.12 of the Drainage Impact Assessment highlights that the results of the site-specific site investigations resulted in the Infiltration Systems, Permeable Paving, Ponds & Wetlands and Swales being omitted from design consideration due to the presence of Karst. The elimination of these features from consideration has result in the incorporation of underground attenuation tanks, which are required having regard to the ground conditions at this location. The challenges the geology of the site presents from a SuDS perspective is acknowledged by the Planning Authority in their assessment and acceptance of the proposed SuDS strategy.

6. Flood Risk

As there is a risk of flooding affecting a portion of the project site, a Site-Specific Flood Risk Assessment (FRA) was carried out by Malachy Walsh & Partners Consulting Engineers (MWP) in accordance with the Flood Risk Guidelines. A copy of the FRA is provided in Appendix 7-3 of the EIAR and concludes that:

- A hydraulic model was created to predict the flood zones and flood levels at the site. This demonstrated that the majority of the site is located in Flood Zone C and therefore has a low probability of flooding. More localised areas of the site in the southeast corner are located in Flood Zone A/B and therefore has a high/moderate probability of flooding.
- The source of potential flooding at Greenfield is an artificial drain (Lisheens Stream) located just south of the site and connected to the site by a field boundary drain.
- All of the residential units are located outside the flood extents, with amenity space, landscaping and the southern-most section of the sustainable access corridor located within areas at risk of flooding. As such, the development is considered appropriate in accordance with the OPW Guidelines.
- A Justification Test was carried out for the sustainable access corridor which demonstrates that its development is compliant with the OPW Guidelines (and the Objectives of Cork City Development Plan 2022 – 2028).
- To ensure that there is no unacceptable flood risk, the following mitigation measures are recommended: The finished floor level (FFL) of all buildings should be set above the 1%

AEP flood level for the medium range future scenario plus 500mm freeboard. On this basis, the minimum FFL would be 19.05mOD. The proposed minimum FFL of the residential units is 20.00mOD.

- That part of the site within the flood extents area should be used only for amenity open space, landscaping or similar.
- Provide 3no. 300mm circular pipe culverts beneath the proposed sustainable access corridor to provide continuity of flow along the existing floodplain.
- Provide floodplain compensation storage in the open area at the southeast corner of the proposed development site.

Once these mitigation measures are implemented, the proposed development will not have an adverse impact elsewhere and is in accordance with the Flood Risk Guidelines.

Conclusion

In summary, we consider that the proposed development represents the sequential and sustainable expansion of Ballincollig and will reflect a high-quality residential development for future occupiers. The proposed layout has evolved in response to the S247 discussions which date from 2021 and in response to City Council's advice and positive feedback during the LRD process. The genuine concerns of the appellants are noted and the potential impact of the proposed development on their residential amenities has been thoroughly assessed through the preparation of an EIAR and detailed assessment of the Planning Authority.

Neither the EIAR or Planning Authority identified any impacts which required mitigation through a reduction in the scale and density of the proposed development. The appellants are seeking the maintenance and extension of the low density suburban nature of Greenfields Road, which is in direct conflict with local and national policy that requires development of increased scale and densities at locations such as the subject site. The proposed development which at 45 dwellings per hectare is within the mid-range of the densities recommended for this expansion area of the Metropolitan Town of Ballincollig by national policy guidance and is the lower range of the densities recommended in the City Development Plan, represents an appropriate transition and modern new western gateway to Ballincollig.

We request the Commission to uphold the decision of Cork City Council and grant permission for the proposed development and please do not hesitate to contact us if you have any queries.

Yours Sincerely

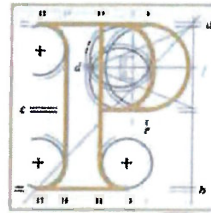


Harry Walsh
HW Planning

Our Case Number: ACP-324030-26

Planning Authority Reference Number: 2544048

Your Reference: Murnane and O'Shea Limited



An
Coimisiún
Pleanála

HW Planning
5 Joyce House
Barrack Square
Ballincollig
Co. Cork
P31 KP84



Date: 29 January 2026

Re: Large-Scale Residential Development (LRD) demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 residential units, a creche facility, commercial/retail unit and all ancillary site development works. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.
Greenfield, Ballincollig, Cork

Dear Sir / Madam,

An Coimisiún Pleanála has received your appeal in relation to the above-mentioned large-scale residential development and will consider it under the Planning and Development Act, 2000, (as amended). Please accept this letter as your receipt for the fee lodged with your appeal.

You are reminded that section 127(3) of the Planning and Development Act, 2000, (as amended), provides that an appellant shall not be entitled to elaborate in writing upon or make further submissions in writing in relation to, the grounds of appeal stated in the appeal or to submit further grounds of appeal unless requested to do so by An Coimisiún Pleanála.

Also, enclosed are copies of further appeals received in relation to the planning authority's decision.

Please note when making a response/submission only to the appeal it may be emailed to appeals@pleanala.ie and there is no fee required.

Any submission or observation you wish to make in relation to these appeals should be made in writing to the Commission within a period of 4 weeks beginning on the date of this letter. Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the appeal without further notice to you.

Please quote the above appeal reference number in any further correspondence.

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,



Sarah McDonnell
Administrative Assistant
Direct Line: 01-804-9388

LRD01M

Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
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