



An  
Coimisiún  
Pleanála

## Memorandum Oral Hearing Request ACP-324030-26

---

**To:** Daire McDevitt, Assistant Director of Planning  
**From:** Mary Crowley, Senior Planning Inspector  
**Re:** Oral Hearing Request  
**Date:** 8<sup>th</sup> April 2026

---

### 1.0 Site Location and Description

The appeal site with a gross site area of 15.2ha located within the Ballincollig town boundary. The site is a greenfield site characterised by its gently sloping topography. The site is directly bound on the north by the existing Woodberry/Greenfields Road and to the south by the Ballincollig Bypass (N22).

The subject site, and adjoining lands, are zoned ZO02, New Residential Neighbourhoods, under the Cork City Development Plan 2022-2028. A portion of the southeast corner of the application site is also zoned as ZO15, public open space. The lands adjoining the site to the east are zoned as ZO20, City Hinterland that are identified as forming Long Term Strategic Development Lands under the Development Plan.

### 2.0 Proposed Development

This is a Large-Scale Residential Development (LRD) application for 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

### **3.0 Appeal**

There is a first party appeal against Coditon No 5 only and a multiple third-party appeal (x 8) against the decision of Cork City Council to grant permission subject to conditions. One of the third-party appellants, Greenfields Concerned Residents has requested that An Coimisiún Pleanála hold an oral hearing "*given the nature and extent of the proposed development*". The following matters are raised in the appeal submission:

- Overdevelopment of the site
- Inadequate quality and quantity of open space
- New vehicular and pedestrian/cycle access arrangements are inappropriate
- Inadequate public transport capacity
- Inappropriate surface water drainage
- Wastewater Connection
- Flood risk
- Piecemeal Development
- Inadequate and inaccurate assessments within the LRD material (including the EIAR)
- Proposed Phasing contrary to the proper planning and sustainable development of the area
- Inadequate Lighting Plan
- Impact on Property Values

### **4.0 Need for Oral Hearing**

Through the appeal process, which is designed to be accessible and transparent to enable full public participation, all parties to the appeal have been afforded the opportunity to make submissions and observations which the appellants in this case and others have actively engaged in. This has resulted in the submission of a significant volume of written information on the appeal file that I consider satisfactory to enable the Coimisiun to determine this development.

## 5.0 Recommendation

Having considered the nature of the proposed development and accompanying documentation, the observations / submissions to the Planning Authority and the Coimisiun, together with the planning matters raised in the first party appeal, the third party appeals and the first party responses to the appeals I am satisfied that there is adequate information available on the appeal file to consider the proposal in light of the planning matters raised and to assist the Coimisiun in its determination of the scheme.

I therefore recommend that the oral hearing is not held in this instance.

  
\_\_\_\_\_ 08/cu/20

**Mary Crowley**

**Senior Planning Inspector**

  
\_\_\_\_\_ 08/cu/20

**Daire McDevitt**

**Assistant Director of Planning**

