

Validation Checklist

Lodgement Number : **LDG-086956-26**

Case Number: **ACP-324056-26**

Customer: **Brian Arnopp**

Lodgement Date: **02/03/2026 12:55:00**

Validation Officer: **Cathy Carleton**

PA Name: **Cork City Council**

PA Reg Ref: **2544140**

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

LRD observation

LRD40

[Handwritten signature] 11/03/26

Run at: 11/03/2026 11:12

Run by: Dáire Littleton Caden

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10/20/20

10/20/20



An
Coimisiún
Pleanála

Large-scale Residential Development Appeal Observation

Online Reference
LRD-OBS-006408

Online Observation Details

Contact Name
Brian Arnopp

Lodgement Date
02/03/2026 15:55:01

Case Number / Description
324056

Payment Details

Payment Method
Online Payment

Cardholder Name
Brian Arnopp

Payment Amount
€50.00

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_3T6YoDB1CW0EN5FC1ocaewWO

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

My name is Brian Arnopp, owner and occupier of 53 Waterfall Heights, Ardrostig, Waterfall, Cork.

I am a resident in the adjacent development to the proposed Waterfall Manor development, Waterfall Heights, currently still being developed by the same proposed developer as Waterfall Manor, Bridgewater Construction (Cork City Council planning 2544140. An Coimisiun Pleanála Case Reference 324056)

While I note the current housing crisis and welcome the addition of more residential units in the area, I have some grave concerns around the current plans for Waterfall Manor, as well as the fact that these concerns have already been raised with the Cork City Planning but permission was still granted by them. My concerns are set out below.

My objections and observations pertain to a few main concerns as follows:

1. The additional development of Waterfall Manor alongside Waterfall Heights (and any potential other adjoining developments) will at a minimum come to circa 500 units. The current only proposed entrance to the Waterfall Heights (and by extent into Waterfall Manor) estate at the North Western end of Waterfall Heights is already too narrow and not suitable for the traffic associated with an additional development of 240+ more properties. Roads and junctions in Waterfall Heights are not suitable for such traffic and thus an additional entrance must be included for the proposed Waterfall Manor development. I note that a temporary entrance by the Audi garage near the Bandon Road Roundabout is already in use for construction traffic. This entrance should also become a main entrance to the finished Waterfall Manor development. This will significantly alleviate traffic on the Waterfall road, and also the through traffic in Waterfall Heights and make all roads and junctions in each development safer.

Roads in Waterfall Heights are not wide enough currently for the addition of traffic associated with another 240+ units. As I will discuss further down, the severe lack of parking in Waterfall Heights, and proposed parking in Waterfall Manor will also add to difficulties and safety concerns associated with narrow roads and too high a volume of traffic using one exit and route for 500+ units. This is a major concern that must be reviewed and appropriately addressed if Waterfall Manor is to be approved.

Furthermore, across the road from the entrance to Waterfall Height (the current only proposed main road entrance to Waterfall Manor) another development of c.130+ properties is already underway (Waterfall Avenue). This development alone will already significantly increase traffic on the Waterfall Road, so without a must needed other access point to Waterfall Manor (via a road other than Waterfall Road) there will be significant build up of traffic on Waterfall Road and adjoining roads.

2. I note that the Waterfall Manor development includes a large creche facility in the south west corner, adjacent to the Eastern side of Waterfall Heights. This creche was already included in the plan for Waterfall Heights and has not been commenced to date, over 2 years after construction in Waterfall Heights began. While I note the proposed new creche has increased significantly in size, the fact that this creche is now the same creche as was originally promised as part of Waterfall Heights is unacceptable. This is

due to the fact that the creche for Waterfall Heights was a major selling point to purchasers, and now with the latest proposal, it is very likely that the creche will not be completed for 2 or 3 years, until such time as Waterfall Manor is almost completed. This is a breach of original plans for Waterfall Heights and was a key factor in decision of purchasers to buy in Waterfall Heights. I note per the plans that the new proposed creche is proposed for phase 1 of Waterfall Manor, however I feel that the developer should be held accountable for ensuring this is the case, and in fact preferably the creche should be completed prior to any other construction of Waterfall Manor proposed units.

Furthermore I note that in the initial approval by Cork City Council for the planning permission, one of the conditions for approval did note that the creche should be completed and functional prior to any occupancy of Waterfall Manor properties. While this is deemed acceptable, there are concerns as to the enforceability and accountability of this condition on the developer.

3. There are large concerns regarding the amount of parking spaces available in the Waterfall Heights development currently, and this is reciprocated and exacerbated for the proposed Waterfall Manor development. Currently in Waterfall Heights development, still under construction, the plans do not include any where near sufficient parking for the circa 250 units. While all 3 and 4 bed houses have designated space, over half of the units are Duplexes or apartments with far too few parking spaces for the Waterfall Heights number of residents. While there are bike sheds and spots, it is completely unreasonable and misguided to assume that a large portion of residents will not have motor vehicles and not require parking spaces. This will lead to issues in parking on streets etc, which will only worsen previously noted issues of narrow roads, tight junctions and additional traffic in the developments. This point all stands for the proposed Waterfall Manor development also, where I note a proposed total of 299 car parking spaces. However of these spaces to cover 246 units, 217 are for the 143 houses. This is sufficient for these and will likely be off street or designated. 9 spaces are for the proposed creche (noted in a further point as a separate significant issue). There are only 9 visitor spaces noted, and a severe lack of spaces for the apartments and duplexes, i.e. only 64 spaces proposed for 103 units. This is a completely unreasonable and unacceptable amount - it is safe to assume many of these will have 2 adults so likely will average far more than 0.5 cars per unit. Due to the severe lack of visitor spaces also, and tight streets, this will cause huge issues with parking on footpaths, green areas, blocking other residents etc. This is a factor that already needs to be corrected in Waterfall Heights, but will be further exacerbated by the current proposal for Waterfall Manor.

Given the location of the development, distance to the city and other amenities it is not acceptable to assume residents will not have vehicles, and therefore there should be ample parking spaces for this amount of residents. Planning has noted in the past that the development is located within 10 minutes of a commuter route -while this is somewhat true, that is only to a limited number of bus services that go to Cork City. Residents in this area, and Cork as a whole very frequently require to travel to other locations outside of the city, which is not easily or readily accessible via public transport, therefore it is reasonable to assume the vast majority of residents will own a vehicle and there will not be sufficient parking for these vehicles.

We are already seeing this issue in Waterfall Heights. Currently, c.22 units out of 36 total across 2 apartment buildings at the entrance to Waterfall Heights are occupied. There are only 22 parking spaces delegated to these first 2 buildings (at c.0.6 per unit). While only 22 units are occupied there is already an issue with all designated parking spaces frequently being occupied. This is already causing issues in Waterfall Heights regarding cars being parked poorly or dangerously near bends, near the entrance and on already narrow roads with significant through traffic (set to increase significantly with Waterfall Manor due to the single entrance noted as an issue in point 1 above). This current significant issue will only get worse as more occupants enter these apartment buildings, and the duplex units and 3 other apartments in Waterfall Heights become occupied also where a similar lack of parking per unit will be an issue. These units are all along the likely through road towards Waterfall Manor as per the proposal, leading to more issues with traffic, safety etc. All of this culminates in a severe lack of parking in both Waterfall Heights already and the proposed Waterfall Manor that urgently needs to be addressed. It is incredibly disappointing that Cork City Council along with the Developers Bridgewater have not had better foresight with such a significant issue.

4. Parking for the Creche - It appears from review of the initial planned Creche for Waterfall Heights, there was 8 parking spaces designated. Noting in the Waterfall Manor proposal that the proposed creche has now doubled in size, however it appears that the number of parking spaces designated for the creche has only risen to 9. This is an unacceptable number of parking spaces considering the additional scale of the proposed creche. As a resident who lives opposite the creche, this is a major concern and could significantly impact hinder both current Waterfall Heights residents and future Waterfall Manor residents. As noted already, there are already large concerns regarding the amount of parking available in the Waterfall Heights development and the proposed Waterfall Manor development.

Of the concerns raised above only 1 (relating to the provision of a creche in point 2 above) was noted as a condition to approval granted by Cork City Council. However the other concerns regarding other access points to the main roads network, parking etc. are all still serious concerns to current and future residents. A severe lack of foresight and legitimate on-the-ground acknowledgment is lacking with regard to this proposed development. As noted, I have no objection to the provision of additional properties, however there needs to be a balance struck with provision of properties alongside common sense, thoughts for safety and future planning as well as the wants and needs of current and future residents alongside that provision, that as it stands is severely lacking in the proposal for Waterfall Manor.

Kind Regards,

Brian Arnopp

