

# Validation Checklist

Lodgement Number : **LDG-086959-26**

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

Comer Glenn Crowley

Lodgement Date: **02/03/2026 13:01:00**

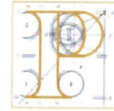
Validation Officer: **Cathy Carleton**

PA Name: **Cork City Council**

PA Reg Ref: **2544140**

Case Type: **Appeal - LRD**

Lodgement Type: **Observation / Submission**



An  
Coimisiún  
Pleanála

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. ✓ 8/16/03/26*

*-Update file cover.*

Run at: 12/03/2026 15:55

Run by: Cathy Carleton



LDG - 086959-26 C C



### Large-scale Residential Development Appeal Observation

Online Reference  
LRD-OBS-006409

#### Online Observation Details

Contact Name  
Glenn Crowley

Lodgement Date  
02/03/2026 22:55:51

Case Number / Description  
324056

#### Payment Details

Payment Method  
Online Payment

Cardholder Name  
Glenn Crowley

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

EO

Date

#### Finance Section

Payment Reference

ch\_3T6fNTB1CW0EN5FC15Dkm7hp

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



## Observation on a Large-scale Residential Development (LRD) Appeal

Name: Glenn Crowley

Address: 18 Waterfall Heights, Waterfall Road, Bishopstown, Cork, T12 EHN6

This observation relates to the site at the below location and reference number.

Site Information: LRD Located at Waterfall Road, Ardrostig, Bishopstown Cork. Commercially know as Waterfall Manor

Case Number: 324056

I would begin this observation by saying that I am a current resident in Waterfall Heights, an LRD which was approved under Coimisiun Pleanala Reference 310274, and I am not objecting to the building of the Waterfall Manor development but do have serious concerns about proposed vehicular access routes in the plans, and would like to see them amended before planning permission is approved.

### Traffic on Existing Public Roads

At present, there are approximately 250 residential units within the Waterfall Heights development, with one access road (marked A) in the below image. The traffic has two options leaving the estate, turn left and go out the local road L2230, or go right towards Bishopstown. The route out L2230 is a local road and not suitable for heavy traffic, with no immediate access to a National Road. The road towards Bishopstown is better and you can access the N71 or N40, however in order to do this you have to go through the junction in the second screenshot which is not suitable for heavy traffic. The Waterfall Heights estate is currently about 50% occupied and as the residential units have become occupied the traffic at this junction has continued to get worse, often leading to long tailbacks, and in some cases all the way back to the existing entrance to Waterfall Heights.

In addition to the extra traffic that will eventuate from the completion of Waterfall Heights there are also plans for an additional approx. 160 residential units to the north of Waterfall Heights in the recently approved Waterfall Avenue development (access route on the Waterfall Road). Taking into account the current traffic issues, and the fact that there will be additional approx. 280 residential units still to be filled across Waterfall Heights and Waterfall Avenue, I do not think allowing Waterfall Manor to access the Waterfall Road through Waterfall Heights is appropriate.



