



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

The Secretary,
An Coimisiún Pleanála,
64, Marlborough Street,
Dublin 1.

08/04/2026

P.A. Ref: 25/44140
ABP Ref: ACP-324056-26

AT: Waterfall Road, Ardarostig, Bishopstown Cork

Dear Sir/Madam,

I refer to your letter dated **19/03/2026** and enclose a copy of the above-mentioned application.

Yours sincerely

Eoghan Fahy
Clerical Officer
Planning & Integrated Development

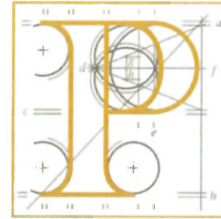
| | |
|------------------------------|---------------|
| AN COIMISIÚN PLEANÁLA | |
| LDG- _____ | |
| ACP- _____ | |
| 10 APR 2026 | |
| Fee: € _____ | Type: _____ |
| Time: <u>9:15</u> | By: <u>DF</u> |



We are Cork.

Our Case Number: ACP-324056-26

Planning Authority Reference Number: 2544140



An
Coimisiún
Pleanála

Cork City Council
City Hall
Anglesea Street
Cork City
Co. Cork
T12 T997



Date: 19 March 2026

Re: LRD 246 residential units and a creche. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application.
Waterfall Road, Ardarostig, (townland) Bishopstown, Cork.

Dear Sir / Madam,

An Coimisiún Pleanála has asked me to refer to the documents already received from you in relation to the above-mentioned appeal.

To enable consideration of the appeal to proceed, the following further documentation relevant to the application and to your decision is required:-

- **A copy of the Planning Policy report as mentioned in the original planners report.**
- **A copy of all third-party submissions received pre the request for further information.**

Would you be good enough to have these documents forwarded by return of post please.

In relation to "history" documents relating to a grant of permission, please include details of the final grant.

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

BP10

Teil (01) 858 8100
Glao Áitiúil 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin www.pleanala.ie
Ríomhphost Email communications@pleanala.ie

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

Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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LoCall
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Website
Email

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64 Sráid Maoilbhríde
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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Planning Policy

2544140 LRD - Ardarostig, Bishopstown

Section 1: Review of Documentation Submitted in EIAR

1. Introduction

This report has been prepared on behalf of the Planning Policy Section of the Planning and Integrated Development Directorate of Cork City Council and offers comments on a proposed Large-scale Residential Development in Bishopstown, referred to as Ardarostig. Section 1 of the report offers a concise review of chapter 13 of the Environmental Impact Assessment Report (EIAR) submitted as part of the proposed LRD application. This chapter relates to the 'Population & Human Health' theme. Section 2 of this report provides a high-level qualitative assessment of planning policy matters only, as they relate to the proposed development.

2. Assessment

The applicant has provided a detailed EIAR across three volumes. Volume one contains a non-technical summary of each chapter. Volume two is the EIAR main statement which has a total of eighteen chapters, including the 'Population & Human Health' chapter. Volume three contains the appendices to the report, which include a range of sub-consultant reports for individual aspects of the scheme and EIAR.

Chapter 4 provides a methodology to the assessment of impacts upon population and human health, in the context of the proposed scheme. It offers a description of the existing baseline environment, including population and demographic information. Census 'Small Areas' within a 2km radius of the subject site are utilised to provide this demographic information. Household types, tenure, employment information and deprivation data are also utilised. A review of the existing community and social infrastructure, such as healthcare and educational facilities, are also provided, with accompanying maps.

Section 4.9 of the chapter offers an impact assessment that assesses both the construction and operational phases of the proposed scheme on factors such as population, employment, health and amenity. Further sections of the chapter outline proposed mitigation measures and a residual impact assessment. The final sections of the chapter provide details on the proposed mitigation measures to be employed, as well as the monitoring efforts and residual impacts remaining.

It is considered that Chapter 4 provides sufficient information and detail relating to the 'Population and Human Health' theme and is in-line with EU Directive 2014/52/EU and the 'Guidelines on the Information to be Contained Environmental Impact Assessment Reports', published by the Environmental Protection Agency (EPA) in 2022.

3. Conclusion

I consider the theme of 'Population & Human Health' as having been adequately addressed in Chapter 4 of the submitted EIAR.

Section 2: Review of Application Generally

1. Assessment

Principle of Development

As noted, under the Cork City Development Plan 2022 – 2028 (CDP), the site is subject to the ZO 01 Sustainable Residential Neighbourhoods zoning objective, where it is an objective 'to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses. Residential development, provided it is delivered in tandem with the necessary infrastructure, would be acceptable in principle in such areas.

Height and Density

Chapter 11 of the CDP provide a guide to the density and height targets for areas throughout the city, identifying several 'density bands' which provide a guide to the targeted density of new schemes in these areas. The subject site is situated southwest of Bishopstown on the outskirts of the city and lies within the 'Outer City Suburbs' density and building heights designation. In this zone the targeted heights range from 2 to 4 storeys while the targeted density range is 40 to 60 units per hectare. Under the proposed scheme, unit typologies range from 2-storey townhouses to a 5-storey apartment building. The proposed development has a stated density of 51.2 units per hectare, which is within the aforementioned range for the Outer Suburbs zone. Overall, it is considered the proposed scheme generally adheres to the density and height targets of the Outer Suburbs designation. While one element of the apartments is 5 storeys in height, given the location of this building and the topography, it is considered acceptable in this instance.

Unit Mix

On July 8th, 2025, the Irish Government published the 'Design Standards for Apartments - Guidelines for Planning Authorities' which set revised national planning policies for new apartment developments. As part of these new Guidelines, any policy setting out specific unit mixes within schemes, as per Development Plans, is no longer required.

Residential Amenity

Private open space has been provided for in all units, either in the form of back gardens or balconies. Given the nature of the apartment units, balconies are considered acceptable. Furthermore, it is considered that there has been sufficient provision of open space throughout the scheme which offers further space for residents to use.

2. Conclusion

Overall, it is considered the proposed scheme adheres to the strategic level policy and objectives of the Development Plan and would provide a significant increase in the quantum of available residential units in Cork City. The scheme is, therefore, generally welcomed and considered acceptable in principle.

Section 3: Recommendation

- Recommend Grant

FORMAL LEGAL OBJECTION LETTER

To:

The Planning Department
Cork City Council
City Hall, Anglesea Street
Cork

Email: planning@corkcity.ie

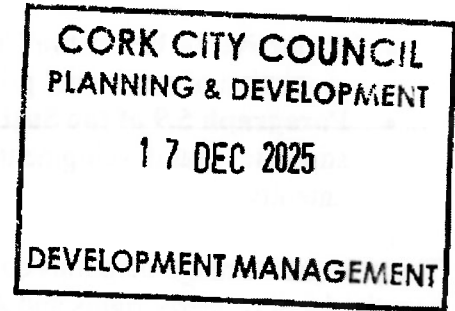
Date: [17-Oct-2025]

From:

Name: Amit Kumar

Address: [Tyrol, Ardrostig, Waterfall Road, Cork]

Contact: [0899672609/amitdhama04@gmail.com]



Re: Statutory Observation / Objection under Section 37(1) of the Planning and Development Act 2000 (as amended)

Planning Reference: 2544140

Applicant: [Amit Kumar/ Jyoti Devi]

Proposed Development: Construction of multi-storey residential apartment blocks and ancillary works

1. Introduction

I, **Amit Kumar**, the registered owner and occupier of a residential property situated at [**Tyrol, Ardrostig, Waterfall Road, Cork**], hereby submit this **formal observation and objection** to the above-referenced planning application pursuant to **Section 37(1) of the Planning and Development Act 2000 (as amended)**.

This submission is made in the interest of **protecting the residential amenity, privacy, safety, and property rights** of adjoining residents and in the interest of ensuring that any development on the subject lands accords with the **proper planning and sustainable development of the area**.

2. Grounds of Objection

2.1 Overlooking and Loss of Privacy

The proposed **Blocks 1–3**, particularly **Block 2**, contain multiple windows and balconies oriented directly towards my property.

Although the site lies at a separation exceeding 20 metres, the **combination of a 17-metre building height and elevated site levels** produces significant and continuous **overlooking into private rear gardens and living spaces**, contrary to:

- **Objective 11.127 of the Cork City Development Plan 2022–2028**, which requires the protection of residential privacy; and
- **Paragraph 5.9 of the Sustainable Residential Development Guidelines (2009)**, which stipulates that developments must be designed to avoid overlooking and protect private amenity.

The proposed arrangement thus constitutes an **unreasonable interference** with my **Article 40.3** constitutional property rights and **Article 8** of the **European Convention on Human Rights**, which guarantee the right to peaceful enjoyment of one's home and privacy.

2.2 Overbearing and Visually Intrusive Impact

The proposed buildings are **multi-storey (approx. 17 m)** on a site **substantially elevated** above the level of my single-storey dwelling.

The visual dominance and bulk will create an **overbearing effect**, contrary to:

- **Objective 10.1 of the Cork City Development Plan**;
- **Urban Design Manual (2009)**, which emphasises contextual height transition; and
- **Section 34(2)(a) of the Planning Act**, which mandates the protection of adjoining amenity.

The current massing and height would materially injure the amenity and character of the Waterfall Road area, which is predominantly composed of low-rise detached houses and bungalows.

2.3 Loss of Daylight and Overshadowing

The elevated positioning of the proposed buildings will cause **loss of natural light** of existing gardens and habitable rooms during Morning hours.

Which specifically requires assessment and mitigation of overshadowing impacts.

2.4 Security and Safety Risks

The rear boundary of my property adjoins the proposed site where the **existing ground level is approximately at or above the roofline** of my bungalow.

The current plans do not detail adequate **retaining walls, fencing, or secure boundary treatments** to address this height disparity.

This situation raises serious concerns regarding:

- **Personal safety and property security**, due to potential trespassing or unauthorised access from higher ground;
- **Structural safety**, should retaining walls fail or water runoff occur during construction;
- **Public safety**, in the absence of fall protection measures.

These deficiencies conflict with:

- **Objective 7.25 of the Cork City Development Plan – Safety and Security**, which requires developments to provide safe boundaries and minimise crime opportunities; and
- **Section 34(2)(a) of the Planning and Development Act 2000**, which obliges planning authorities to ensure preservation of public safety.

Accordingly, the proposed development fails to meet **design-out-crime principles (CPTED)** promoted by the Department of Justice and the National Crime Prevention Office.

2.5 Construction and Access Impacts

The proposed construction, adjacent to the **existing pumping station** and the **active travel route**, will likely generate excessive **construction traffic, noise, vibration, and dust**, endangering both residential amenity and public safety.

The absence of a **Construction Environmental Management Plan (CEMP)** or **Construction Traffic Management Plan** is contrary to best practice and **Objective 13.27 of the Cork City Development Plan**, which requires mitigation of construction-phase disturbance.

2.6 Non-Compliance with Proper Planning and Sustainable Development

The proposed development, by reason of its **scale, design, height, and elevated location**, would be contrary to the proper planning and sustainable development of the area as required by **Section 34(2)(b) of the Planning Act**.

It fails to achieve a sensitive integration with existing residential development, does not

adequately mitigate privacy or safety concerns, and does not contribute positively to the established character of Waterfall Road.

3. Legal and Policy Framework

This objection is grounded in the following legislative and policy instruments:

1. **Planning and Development Act 2000 (as amended)**
 - **Section 34(2)(a):** requires that planning decisions “have regard to the policies and objectives of the development plan” and ensure “the preservation of public safety and the protection of adjoining lands.”
 - **Section 34(2)(g):** permits refusal or modification where the development would “materially and adversely affect the amenities or depreciate the value of property in the vicinity.”
 - **Section 37(1):** provides for observations or submissions by interested parties on planning applications.
 - **Section 10(2)(n):** provides that development plans must protect and enhance the residential amenities of existing areas.
2. **Cork City Development Plan 2022–2028**
 - **Objective 10.1 – Urban Design and Character:** Development shall respect the character, scale, and amenity of existing residential areas.
 - **Objective 11.113 – Height, Scale, and Massing:** Proposals must demonstrate appropriate scale transition between new and existing buildings.
 - **Objective 11.127 – Protection of Residential Amenity:** Development shall ensure that privacy, daylight, sunlight, and general amenity of adjoining dwellings are not adversely affected.
 - **Objective 7.25 – Safety and Security:** Development must incorporate design measures to ensure personal and public safety.
 - **Chapter 11.55 – Design Standards for Apartments:** Requires appropriate separation distances, orientation, and screening to protect neighbouring privacy.
3. **National Planning Guidance**
 - **“Sustainable Residential Development in Urban Areas” (DoEHLG, 2009)** – Paragraph 5.9 requires avoidance of undue overlooking and overbearing effects on adjoining dwellings.
 - **“Urban Design Manual” (DoEHLG, 2009)** – Requires new development to integrate sensitively with its surroundings, respect existing scale, and maintain residential amenity.
 - **“Site Layout Planning for Daylight and Sunlight – BRE Report 209”** – Establishes minimum standards for daylight and sunlight access to neighbouring properties.

4. Relief Sought

In light of the foregoing, I respectfully request that Cork City Council, pursuant to its powers under **Section 34 of the Planning and Development Act 2000 (as amended)**:

1. **Refuse planning permission** for the proposed development, on the grounds that it would:
 - Materially contravene the Cork City Development Plan;
 - Seriously injure the amenities, privacy, and security of existing dwellings; and
 - Be contrary to the proper planning and sustainable development of the area.

OR, in the alternative:

2. Require the applicant to **substantially modify the proposal** to ensure:
 - Reduction in overall height and reorientation of windows/balconies to avoid overlooking;
 - Provision of secure, engineered boundary treatment and retaining structures;
 - Demonstration of full compliance with Development Plan Objectives 10.1, 11.113, 11.127, and 7.25.
 - Considering the amount of traffic the wall should be a permanent concrete wall of full height instead of hedge or wood fence to avoid future incidents of trespassing and discourage it.

5. Supporting Documentation

1. Annotated site layout maps showing my property relative to the proposed development.
2. Screenshots and extracts from planning drawings indicating overlooking lines and site elevation.
3. Aerial image (Google Earth) showing topographical relationship between the two sites.
4. Photographs taken from my garden and rear boundary illustrating existing conditions.
5. Copy of this objection letter signed and dated.

6. Conclusion

For the reasons outlined above, the proposed development in its current form **does not comply with statutory planning policy, development plan objectives, or national guidance**, and would materially and adversely affect the residential amenity, safety, and privacy of adjoining properties.

I therefore respectfully urge Cork City Council to **refuse permission** or require **substantial design modifications** to protect the rights and welfare of existing residents and to uphold the principles of proper planning and sustainable development.

Yours faithfully,
Amit Kumar
[Tyrol, Ardrostig Waterfall Road]
[17-Oct-2025]

Apartments
High Rise



My House

EXISTING
PUMPING
STATION

ACTIVE TRAVEL ROUTE
UNDER CONSTRUCTION
PERMITTED UNDER ABP
REF NO. 310274

UNDERCROFT
PARKING ENTRANCE

SITE NOTICE

3001-
3026
AL +23.25
BL +18.75

3027-
3058
AL +23.25
BL +18.75

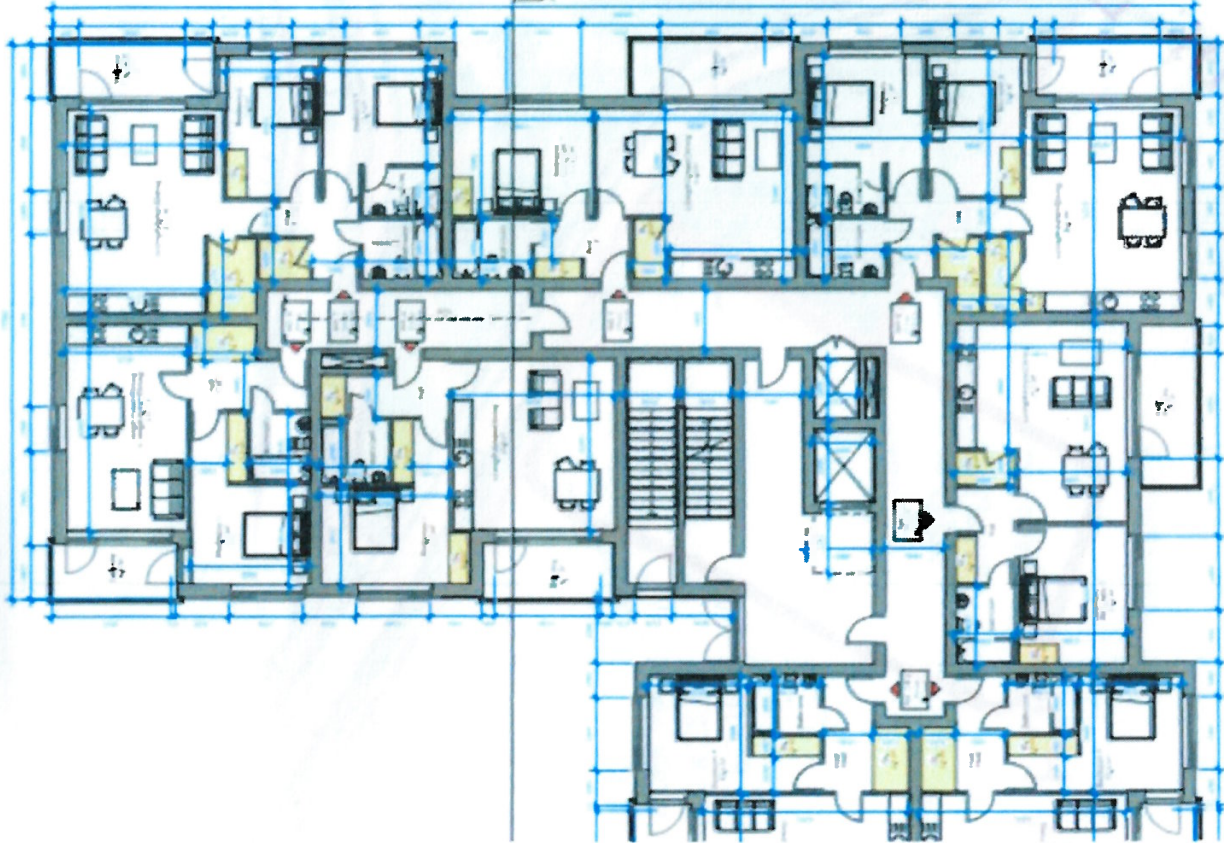
3050-
3078
AL +23.25
BL +18.75

3078

3048



NOVY BLOCK 2 (PT. 1/23 25)



All these windows will overlook into my garden

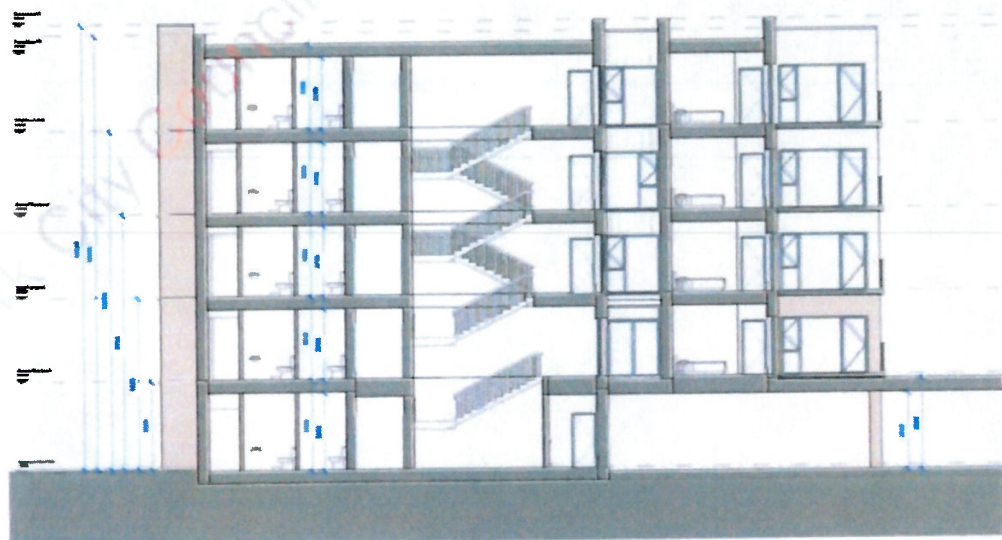




Side Elevation 2
SCALE 1:50



Side Elevation 1
SCALE 1:50



Section AA
SCALE 1:50

DATE: 28.07.2016
BY: EUG
CHECKED: JA
SCALE FOR PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT AT
ARDAROBING
CO. CORK

Drawing No:
Apartment Block 1 - Elevations and Section AA

| | | | |
|----------------------|----------------------------|----------------|---------------------|
| Scale: 1:50 @ A1 | Drawn: EUG | Checked: JA | Date: 28.07.2016 |
| Project No: 23181 | Reg. No.: 23181/P/2/103 | Number: P1 | Title: Section |

Planning



Google Maps

Waterfall Road

Cork South Ring Rd

My property

Waterfall Road

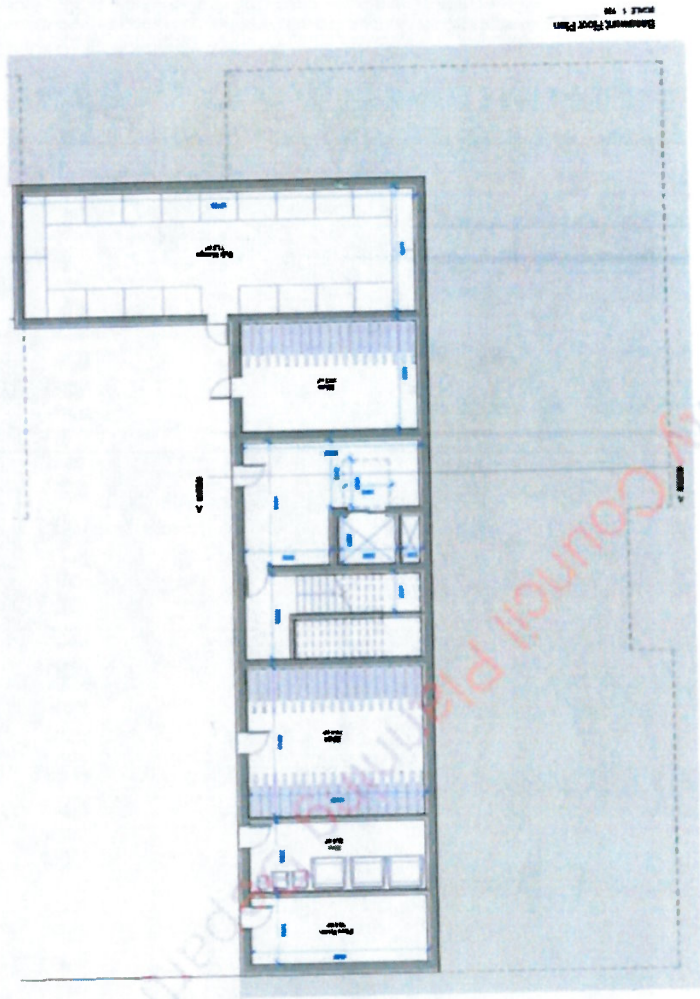
Location for the apartment

Milton Street

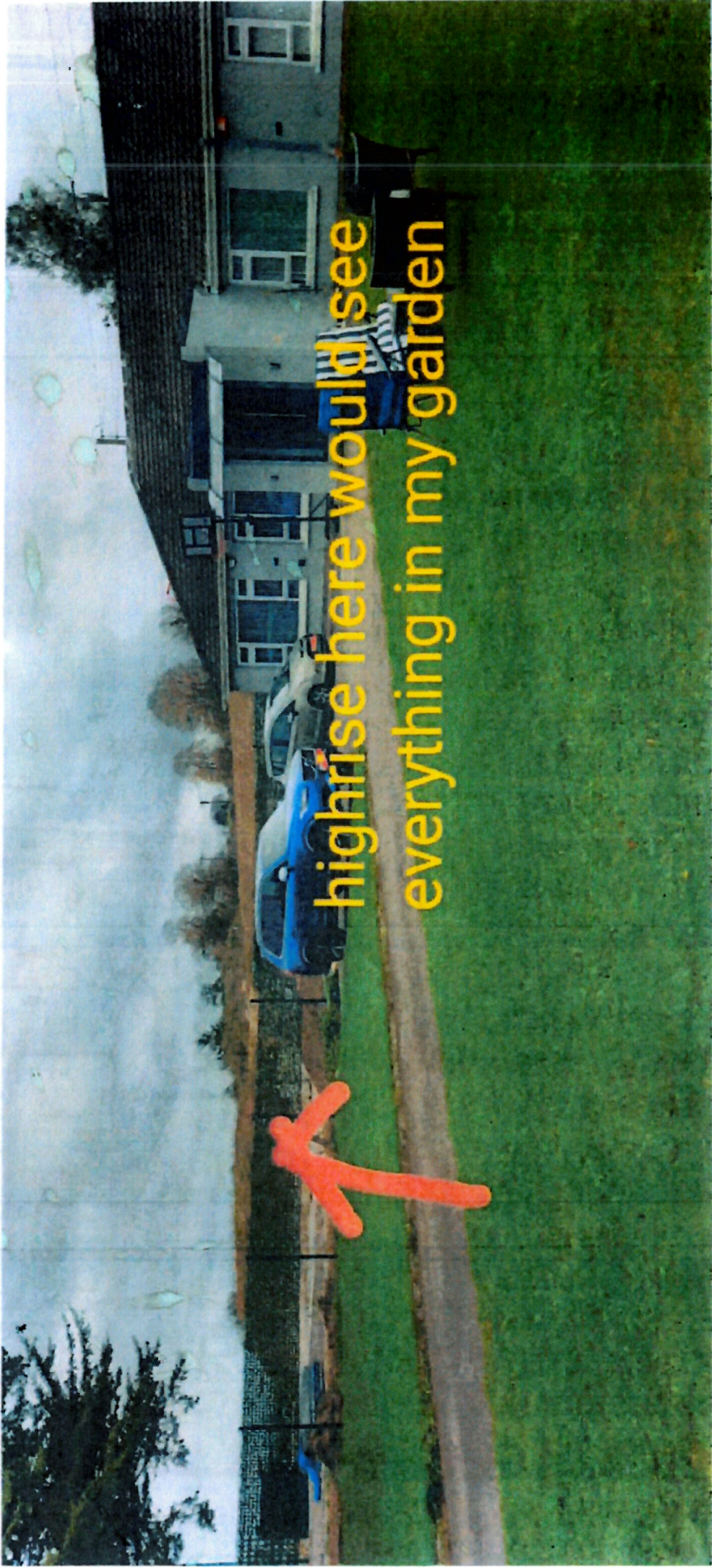
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20141
 20141-1-10000
 28.07.25



NOTE: BLOCK 3 (RF +23.25)



highrise here would see
everything in my garden



DEVELOPMENT MANAGEMENT

SHDESK RECEIPT CHECKLIST

Kumar

TP No.: 25 / 44140

Ardrostig

Cork City Council
City Hall
Cork

17/12/2025 13:10:30

Receipt No. : LODGE2/0/2266923
**** REPRINT ****

TP: 25/44140
KUMAR
ARDROSTIG

WRITTEN SUBMISSION FEES 58800 20.00
GOODS 20.00
VAT Exempt/Non-vatable
TP: 25/44140

Total : 20.00 EUR

Entered :
Electronic 20.00

Change : 0.00

Issued By : Alex OConnor Cash office 11944
Room : Cash Desk Till 2
Print reg No.0005426M

| Description |
|---|
| 5 of Planning Permission |
| Copies of Planning Decisions |
| Copies of Final Grant |
| General copying |
| Archive Retrieval |
| Microfiche |
| Application Fees |
| Section 5 applications (Exemption Certs) |
| Extension of Duration Applications |
| Planning Searches |
| Submissions/Objections on Planning Applications |
| Recouped Enforcement Expenses |
| Section 254 Licence fees (Fingerpost signs) |
| SHD Fees (Strategic Housing Developments) |
| Planning Bond Letters |
| LRD applications |
| Outdoor Event Licences |

JDE Account No.: _____

Amount: _____

Signed: John Searns

Date: 17 / 12 / 25

Planning Submissions or Observations



Julieanne Martin

Email : ~~XXXXXXXXXXXX@XXXXXX~~

Application ID : A239MJ201629

Custom Ref.:

Application Start Date: 2025-10-09 07:46:36

Application Completed Date: 2025-10-09 13:15:15

Personal Details

- 1 Full Name:
Julieanne Martin
- 2 Address Line 1:
#6 Waterfall Heights,
- 3 Address Line 2:
Ardarostig,
- 4 Address Line 3:
Waterfall
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 N2DV, Ireland
Latitude : 51.8707854
Longitude : -8.5344754
- 7 Contact telephone number:
~~XXXXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140
- 9 Address pertaining to the planning application:
Waterfall Road, Ardostig, Bishopstown

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Please note observations below related to this planning application:

Site Access and Safety

In section 3.3.5 of the Main Report document the site access routes are outlined, which states that Waterfall Manor will be accessed through Waterfall Heights which has a single point of entry onto Waterfall Road. This will cause significant stress to the Waterfall road network and entrance to the Waterfall Heights estate. This is already a dangerous junction, which has not been designed to accommodate the additional traffic load.

The Traffic & Transport Assessment by MHL & Associates Ltd. Consulting Engineers submitted as part of the planning application states in section 3: 'There is potential for a future development to the east of the site that would provide an additional vehicular access to the site via the N71 National Road and would significantly reduce the stress that the proposed development and surrounding residential developments put on the Waterfall area road network.' This clearly indicates that MHL views the stress put on the Waterfall area road network to be too significant and a secondary exit to Waterfall Manor is advised.

Accessing the site through the existing Waterfall Heights site is also a noise pollution and health and safety concern for occupants. This will lead to significant traffic through Waterfall Heights, which is a concern for young residents who already play on the roads due to limited green space. Both access points to the Waterfall Manor site (via Waterfall Heights) are in very close proximity to the planned creche. There is no indication in the reports where parents of the 140 children will park during peak drop off and collection times & it is also not clear if this additional traffic is taken into consideration in the traffic calculation data in MHL's report (it is stated in the report that 84 childcare spaces will be available to the wider catchment area).

MHL's report also states in Section 1 'Traffic surveys were undertaken by a third-party traffic survey company, Irish Traffic Surveys, on Thursday March 21st, 2024.' When reviewing Appendix A it appears base line data was captured on 16/03/2023. Base line data collected from both dates (2023 + 2024) do not take into consideration the impact of the Waterfall Heights estate which was not yet occupied at that stage, therefore impacting results.

Car parking and Public Transport

There is 242 car spaces planned for 246 dwellings which is compliant with the 'Cork City Development Plan 2022-2028', resulting in an average of one car space per dwelling type. Due to the limited/ inadequate public transport locally, this is not in line with the reality of people's needs given how car reliant people in Waterfall Heights and Manor are/ will be. Similarly, there is 9 car spaces planned for the 140 child occupancy creche and no drop off area indicated.

There is a lack of definite clear plans by BusConnect to develop a bus service to the site with regular cadence in the future. There is no present bus route serving Waterfall Road, the closest bus stop accessing the city is approx. 20 minutes away by foot. This is in contradiction to Cork City's plan to be a "15 minute city".

In section 4.5.5 of the Main Report document public transport and accessibility is discussed. This part of the report acknowledges that there is no current bus stop close by enabling dwellers to access the city.

The report states that future potential bus routes by BusConnects may serve the estate, but there is no definite plans when/if this will be in place. If these plans do go ahead, BusConnects would serve the site every 2 hours in several years from now, which is inadequate. This is illustrated by Figure 4.4 from the Main Report document. The report highlights 3 potential future BusConnects routes all of which would not be satisfactory in serving the needs of current or future residents in this area.

Route 11 – The BusConnects website denotes route 11 accessing Waterfall Heights/ Manor as being every 120 minutes / Occasional.

Route 2A & 2B – These two potential routes for the future are inaccessible via foot to Marymount Hospice bus stop as there is no public footpath present now or planned for the future due to dangerous and narrow roads.

Traffic

There is inadequate road access and concerns about traffic congestion on the Waterfall Road, which is not fit for purpose with the current and future population planned to utilise the route. The current traffic, plus the other half of Waterfall Heights being occupied, plus a new estate being built across from Waterfall Heights main entrance (Planning Application 2443209 - consisting of 164 no. residential units) will already put extreme pressure on the Waterfall Road infrastructure.

Section 12 of MHL's report recommends upgrades to Junction 4 (intersection Bandon Road/ Waterfall Road), clearly indicating the junction/ surrounding network cannot facilitate the level of development on Waterfall Road.

Design and Character

The site design is very dense with amenity spaces at 15% of the total site area. The scale and massing does not lend itself to the well-being of the occupants.

The apartment blocks are also in extreme close proximity to nearby roads; Waterfall Road, N40, and Bandon Road and overall Waterfall Manor would be subject to noise pollution from the north, east, and west (partially) which is a concern.

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Julieanne Martin, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Yes

Powered by [Submit.com](https://submit.com)

— Planning Submissions or Observations

Juteanne Martin

Application ID: **AP2014201640**

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

- 1 **Full Name:**
No answer provided

- 2 **Address Line 1:**
No answer provided

- 3 **Address Line 2:**
No answer provided

- 4 **Address Line 3:**
No answer provided

- 5 **County:**
No answer provided

- 6 **Planning Reference Number:**
No answer provided

- 7 **Submission/Observation**
No answer provided

Planning Submissions or Observations



Able George

Email : ~~4479999999@icloud.com~~
Application ID : A239GA201620
Custom Ref.:

Application Start Date: 2025-10-08 22:28:01
Application Completed Date: 2025-10-09 23:54:19

Personal Details

- 1 Full Name:
Able George
- 2 Address Line 1:
WATERFALL HEIGHTS
- 3 Address Line 2:
ARDROSTIG
- 4 Address Line 3:
WATERFALL CO.
- 5 County:
CORK
- 6 Eircode:
Waterfall Hts, Ardarostig, Cork, T12 RF7A, Ireland
Latitude : 51.8700542
Longitude : -8.530578499999999
- 7 Contact telephone number:
~~087 999 9999~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345

2544140

9 Address pertaining to the planning application:

WATERFALL MANOR LRD
ARDROSTIG
BISHOPSTOWN
CO. CORK

10 Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-
Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

We, the undersigned residents of Waterfall Heights and surrounding areas, wish to raise serious concerns regarding the proposed addition of 200 new homes in our community.

Crèche and Community Facilities

The old plan proposed that the crèche currently approved as part of our estate will be resubmitted with this new application and enlarged to cover both estates. This will result in a massive delay in the construction of this element, as it will most likely be built last in the new development. We feel that this is particularly disingenuous, given that the crèche was a key advertising

point in the sale and purchase of housing in our estate.

Post-Construction Traffic Concerns

The proposed development will significantly increase traffic throughout the estate, particularly impacting residents on the lower row. Construction in nearby areas remains ongoing, and Waterfall Road—already heavily burdened by construction vehicles—continues to experience regular congestion.

Allowing further construction traffic to pass through Waterfall Heights will exacerbate noise, dust, congestion, and safety risks for current residents, including children and pedestrians.

We therefore request that:

A separate road entrance be created and designated exclusively for construction access to the new estate.

The scale of the project be carefully reassessed to ensure it does not overwhelm existing infrastructure or compromise residents' safety and quality of life.

The developer's track record be reviewed in full—particularly whether they have fulfilled all commitments and specifications from previous planning permissions—before any new approval is granted.

We urge the planning authorities to take these points into full consideration to protect the wellbeing and safety of current residents.

11 Upload any other relevant documents here.



12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Able George, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Yes

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Able George

Application ID: **AZ38GA281626**

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

- 1 Full Name:
No answer provided
- 2 Address Line 1:
No answer provided
- 3 Address Line 2:
No answer provided
- 4 Address Line 3:
No answer provided
- 5 County:
No answer provided
- 6 Planning Reference Number:
No answer provided
- 7 Submission/Observation
No answer provided

Planning Submissions or Observations



Aditya Nair

Email : ~~XXXXXXXXXX~~

Application ID : A239NA201557

Custom Ref.:

Application Start Date: 2025-10-08 17:44:21

Application Completed Date: 2025-10-08 18:40:36

Personal Details

- 1 Full Name:
Aditya Nair

- 2 Address Line 1:
20 Waterfall Heights, Ardostig, Waterfall, Cork - T12 X9FH

- 3 Address Line 2:
Cork

- 4 Address Line 3:
No answer provided

- 5 County:
Cork

- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 X9FH, Ireland
Latitude : 51.87143030000001
Longitude : -8.5325499

- 7 Contact telephone number:
~~XXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345

2544140

9 Address pertaining to the planning application:

Waterfall Road
Ardrostig (townland)
Bishopstown
Cork

10 Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-
Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

The construction work which is currently ongoing for other projects has not been completed in the area. Waterfall road which is used by the construction company, already suffers from traffic issues and further construction will only make things worse. If the construction company uses the road inside waterfall heights, it will cause traffic issues, noise and dust related issues for people already living the estate. Seperate road entrance must be made for the new construction and only this road must be used by the construction company. Size of the project must be taken into account in order to avoid traffic issues. Lastly it must be considered whether the developer has delivered on previous projects, as per the specifications of respective previous planning permissions under which they were permitted to begin construction.

11 Upload any other relevant documents here.



12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Aditya Nair, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -

Type your full name in the space provided.

Yes

Planning Submissions or Observations



Aindrias O Muimhneachain

Email : ~~aindrias.o.muimhneachain@cityofcork.ie~~

Application ID : A2390A201624

Custom Ref.:

Application Start Date: 2025-10-08 23:41:31

Application Completed Date: 2025-10-08 23:58:19

Personal Details

- 1 Full Name:
Aindrias O Muimhneachain
- 2 Address Line 1:
130 Waterfall Heights
- 3 Address Line 2:
Ardrostig
- 4 Address Line 3:
Waterfall Road
- 5 County:
Cork
- 6 Eircode:
Waterfall Hts, Ardarostig, Cork, T12 AP8V, Ireland
Latitude : 51.8705241
Longitude : -8.535481899999999
- 7 Contact telephone number:
~~087 2345678~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
25/44140
- 9 Address pertaining to the planning application:
Waterfall Road, Ardrostig, Bishopstown, Cork.

- 10 Please provide details of your submission/observation:
Please note that this submission will be available to view on Cork City Council's website.

-
Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Dear Sir/Madam,

I wish to raise the following observation on planning application 25/44140;

The new proposed development does not have its own access to the public road network. The access proposed consists of two entrance roads into the Waterfall Heights development, which in itself only has one entrance and exit onto the waterfall road. I have concerns on traffic levels travelling through Waterfall heights and also high volume traffic entering and exiting onto Waterfall road. Waterfall road is currently a country road with no line markings and no traffic lights.

- 11 Upload any other relevant documents here.

- 12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

- 12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

- 13 I Aindrias O Muimhneachain, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Aindrias O Muimhneachain

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Planning Submissions or Observations



Brian Arnopp

Email : [REDACTED]

Application ID : A239AB201615

Custom Ref.:

Application Start Date: 2025-10-08 21:40:17

Application Completed Date: 2025-10-08 22:38:07

Personal Details

- 1 Full Name:
Brian Arnopp
- 2 Address Line 1:
53 Waterfall Heights
- 3 Address Line 2:
Ardrostig, Waterfall
- 4 Address Line 3:
Cork
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 NX9D, Ireland
Latitude : 51.87143289999999
Longitude : -8.5313394
- 7 Contact telephone number:
[REDACTED]

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345

2544140
- 9 Address pertaining to the planning application:

Waterfall Manor, Ardrostig, Cork - new housing development

10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

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, Bridgewater Construction.

While I note the current housing crisis and welcome the additional of more residential units in the area. I have some grave concerns around the current plans for Waterfall Manor as 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 should be included for the proposed Waterfall Manor development. I note that a temporary entrance by the Audi garage will be available for construction traffic. This entrance should also become a main entrance to the finished Waterfall Manor development. This will alleviate traffic on the Waterfall road, through traffic in Waterfall Heights and make all roads and junctions in each development safer.
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.
3. There are large concerns regarding the amount of parking available in the Waterfall Heights development and the proposed Waterfall Manor development. Currently in Waterfall Heights development, still under construction, the plans do not include anywhere 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 should 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.
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.

Please sufficiently and wholly address these valid concerns in an appropriate, timely manner, and hold the developer fully accountable for resolution and deliverance of any suggested changes.

Thanks,
Brian

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Brian Arnopp, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Brian Arnopp

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10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Hi there,

I have been a resident at Waterfall Heights since 2024. I am writing this objection to the proposed use of the existing internal estate roads for construction traffic related to the planning application, reference number 2544140, which proposes to build 240+ houses.

My main concern is a safety. The roads within the estate are already extremely narrow. For over a year now the passage of heavy construction vehicles has created significant and ongoing safety concerns for residents with regard to visibility. We have lived through a construction timeline which has been well extended and the possible extension for this new project would mean that our children can not play outside for another 2 years at a minimum.

Due to the heavy volume of traffic already using the waterfall road currently, it is a major safety concern that traffic from an additional 240 homes could safely use this road.

Therefore, I am strongly suggesting that the developer of this project is mandated to construct a new separate, dedicated access road, entering near the Audi garage. This road must be used for the movement of all construction vehicle movements and for future resident traffic accessing that section of the estate.

Thank you for your time and hope you will give considerations to my objections.

Sincerely,
Clara Ryan

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Clara Ryan, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -

Type your full name in the space provided.

yes

Planning Submissions or Observations



David O'Shea

Email : ~~XXXXXXXXXXXX@XXXXXXXXXX~~
Application ID : A239OD201718
Custom Ref.:

Application Start Date: 2025-10-09 11:12:27
Application Completed Date: 2025-10-09 11:48:44

Personal Details

- 1 Full Name:
David O'Shea
- 2 Address Line 1:
21 Earls Well
- 3 Address Line 2:
Waterfall
- 4 Address Line 3:
Co. Cork
- 5 County:
Cork
- 6 Eircode:
Rochfordstown, Co. Cork, T12 DPH6, Ireland
Latitude : 51.8555471
Longitude : -8.548788799999999
- 7 Contact telephone number:
~~XXXXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140
- 9 Address pertaining to the planning application:
Waterfall Road, Ardarostig, Bishopstown, Cork

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Dear Sir/Madam

I wish to formally object to the proposed Large-scale Residential Development (LRD) located at Waterfall Road, Ardarostig, Cork (reference 2544140) on the following grounds:

1. Inadequate Transport Infrastructure and Overreliance on Private Vehicles

The developer's Traffic and Transport Assessment (TTA) fails to adequately address the current absence of public transport servicing the site. While the assessment references future Bus Connects proposals as a mitigation strategy, these are not guaranteed to be delivered within the timeframe of the development's occupancy. This reliance on unconfirmed infrastructure undermines the credibility of the transport strategy.

Moreover, the proposal conflicts with Cork City Council's commitment to sustainable development and its core strategic objective of creating a "15-minute city," where residents can access essential services and amenities within a short walk or cycle. The lack of existing public transport options and the absence of meaningful integration with active travel networks will result in excessive car dependency, contrary to national and local planning policy.

2. Cumulative Traffic Congestion

The Waterfall Road corridor is already burdened by traffic from the under-construction Waterfall Heights (276 units) and the recently approved 164-unit scheme. The addition of 246 units from Waterfall Manor will significantly increase vehicular load, particularly during peak hours. The developer's assessment does not sufficiently model cumulative impacts or provide robust mitigation measures to prevent congestion at key junctions and access points.

3. Lack of Alternative Vehicular Access Points

The development relies on a single primary vehicular access point via Waterfall Road. This creates a bottleneck and raises serious concerns about emergency access, traffic flow, and long-term resilience. The absence of alternative access routes or linkages to surrounding road networks increases the risk of congestion and limits the estate's connectivity. This issue is particularly concerning given the scale of the development and its proximity to other large residential schemes. There is no consideration for the provision of a secondary vehicular access point to reduce dependency on Waterfall Road.

4. Failure to Address Planning Precedents

Cork City Council previously refused a similar development in the same area due to excessive car dependency and pedestrian safety concerns. The current application does not demonstrate how these issues have been resolved or mitigated. The lack of meaningful revisions in the transport strategy suggests a disregard for the Council's earlier findings.

Name: David O'Shea

Address: 21 Earls Well, Waterfall, Cork.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I David O'Shea, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -

Type your full name in the space provided.

Confirmed

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David O'Shea

Application ID: **2023-02467-1**

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

- 1 **Full Name:**
No answer provided

- 2 **Address Line 1:**
No answer provided

- 3 **Address Line 2:**
No answer provided

- 4 **Address Line 3:**
No answer provided

- 5 **County:**
No answer provided

- 6 **Planning Reference Number:**
No answer provided

- 7 **Submission/Observation**
No answer provided

Planning Submissions or Observations



Eimear Lucey

Email : ~~eimearlucy@gmail.com~~

Application ID : A239LE201601

Custom Ref.:

Application Start Date: 2025-10-08 20:33:06

Application Completed Date: 2025-10-08 21:50:41

Personal Details

- 1 Full Name:
Eimear Lucey
- 2 Address Line 1:
37 Waterfall Heights
- 3 Address Line 2:
Ardrostig
- 4 Address Line 3:
Waterfall Road
- 5 County:
Bishopstown Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 FPC8, Ireland
Latitude : 51.8712019
Longitude : -8.531976499999999
- 7 Contact telephone number:
~~087 234 5678~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140
- 9 Address pertaining to the planning application:
Waterfall Manor

10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the 5-week period from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

I am a resident in Waterfall Heights. I am not against more housing being built in the area as I know there is a massive need for homes.

I am objecting to the use of the entrance of Waterfall Heights being used as the main access to the new development. Another permanent access point is needed for Waterfall Manor residents. Construction vehicles and large labour force should not be driving through Waterfall Heights daily.

Over 500 dwellings including Waterfall Heights and Waterfall Manor is too much for one main entry way. We didn't buy into living in a housing development of that magnitude. If there was any incident, accident or breakdown at the entrance it would cause total blockage for residents.

The creche that is part of the new development should have been completed as part of Waterfall Heights as advertised. It should be built and opened before the new development even starts. In the planning documents I saw mention of 140 places for babies to preschoolers. The parking at the creche doesn't allow for the amount of staff needed and for cars at drop off and collection time.

We do not have enough parking for the apartments and duplex homes in Waterfall Heights or for visitors (especially to the terraced houses). Visitors have no choice but to park on the footpaths which makes the roads narrower. I only see 9 visitor spaces in the new development. This is not sufficient and will cause further parking issues.

We need a regular and reliable bus connection in the area. There is no pedestrian crossing to allow residents to cross the road safely on foot or on bike to access local schools etc.

The schools in the local area have been full to capacity or over-subscribed for Junior Infants for the past few years.

Please consider my objections to Waterfall Manor.

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Eimear Lucey, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Eimear Lucey

Planning Submissions or Observations



Eimear Fitzgerald

Email : ~~XXXXXXXXXXXX@XXXXXX~~

Application ID : A239FE201596

Custom Ref.:

Application Start Date: 2025-10-08 20:04:03

Application Completed Date: 2025-10-08 20:19:49

Personal Details

- 1 Full Name:
Eimear
- 2 Address Line 1:
104 Waterfall Heights
- 3 Address Line 2:
Ardrostig
- 4 Address Line 3:
Waterfall
- 5 County:
Cork
- 6 Eircode:
104 Waterfall Heights, Ardarostig, Corcaigh, T12 X02C, Ireland
Latitude : 51.870101
Longitude : -8.533507799999999
- 7 Contact telephone number:
~~XXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140

9 Address pertaining to the planning application:

Waterfall Manor
Ardrostig
Waterfall
Cork

10 Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

I am a resident of Water Heights.

I wish to object to the proposed access road of the new estate, Waterfall Manor. It plans to share an entrance with Waterfall Heights, without its own independent entrance by the link road. This is a cause of concern for safety as it will double the volume of traffic through Waterfall Heights and out onto the Waterfall Road.

I strongly request that an additional entrance is proposed directly onto the link road where there is currently a construction entrance.

Regards,
Eimear Fitzgerald

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Eimear Fitzgerald, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -

Type your full name in the space provided.

Eimear Fitzgerald

Planning Submissions or Observations



Eugenia Bacas Beorlegui

Email : ~~XXXXXXXXXXXXXXXXXXXX~~

Application ID : A2398E201839

Custom Ref.:

Application Start Date: 2025-10-09 22:32:44

Application Completed Date: 2025-10-09 22:39:10

Personal Details

- 1 Full Name:
Eugenia Bacas Beorlegui
- 2 Address Line 1:
13 Waterfall heights
- 3 Address Line 2:
Waterfall road
- 4 Address Line 3:
Cork city
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 K22X, Ireland
Latitude : 51.8710576
Longitude : -8.5333905
- 7 Contact telephone number:
~~XXXXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
25/44140
- 9 Address pertaining to the planning application:
Waterfall Road, Ardrostig (townland), Bishopstown

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Dear Sir / Madam,

I am a resident of Waterfall Heights and wish to object to the above planning application by Bridgewater Homes Ltd. While I support the need for housing in Cork, I am deeply concerned that the current proposal represents a profit-driven scheme that disregards the safety, accessibility, and community needs of existing and future residents. My objection focuses on the following key areas:

1. Vehicle access and road safety
2. Crèche provision and breach of commitments under Ref. 21/310274
3. Social and community infrastructure
4. Developer's non-compliance with previous permissions

1. Vehicle Access and Road Safety

The proposed vehicular connection through Waterfall Heights will make an already unsafe traffic situation worse. As someone who relies on a car daily to commute to work and bring my child to childcare, I experience first-hand how dangerous and congested this route already is.

The existing entrance from Waterfall Heights onto Waterfall Road does not achieve adequate sightlines for either the designated 50 km/h limit or the actual speed of passing traffic. Vehicles often approach well above that limit, and the lack of speed bumps, raised crossings, or safe pedestrian measures within the estate poses a serious danger — particularly to children playing or walking to nearby schools.

The morning and evening bottlenecks from Waterfall Heights onto Waterfall Road, and onwards to Bishopstown Road, are already severe. The addition of over 240 more homes — likely generating more than 1,500 extra vehicle trips per day — will worsen congestion and safety risks substantially.

This directly conflicts with Cork City Development Plan Objectives 7.3 and 7.5, which require that developments ensure safe access and that additional traffic does not create hazards on existing roads.

2. Crèche Provision and Breach of Previous Commitments (Ref. 21/310274)

One of the main reasons I purchased my home in Waterfall Heights was the advertised inclusion of an on-site crèche as part of the original planning permission (Ref. 21/310274). I relied on that commitment as a working mother.

Relocating the crèche to a later phase under this new application is deeply unfair and misleading. It deprives current residents of promised childcare and breaches CDP Objective 12.12, which requires that childcare facilities be provided concurrently with or before the delivery of housing.

Cork is already facing a severe shortage of childcare spaces, and this proposal would delay provision for years. The move undermines both public trust and planning integrity.

If the Council considers permitting this application, I strongly urge that a pre-commencement condition be attached requiring that the crèche be constructed and operational before any further housing development begins. Its location between the two phases makes this reasonable and achievable.

3. Social and Community Infrastructure

This development offers minimal community benefit and appears to manipulate the planning process to reduce social obligations.

There is very little usable open space, no community facility provision, and a relocation of childcare infrastructure to a future phase. This contradicts CDP Objectives 11.1, 12.11, and 12.12, which require the delivery of community infrastructure alongside new housing.

By splitting the development into multiple applications, the developer is avoiding delivering the amenities required for a sustainable neighbourhood. This is contrary to National Planning Framework Objective 27, which promotes compact, well-serviced growth where homes and essential services are integrated.

4. Previous Non-Compliance and Safety Concerns

The developer's track record at Waterfall Heights (Ref. 21/310274) raises serious concerns about their compliance and management. From personal experience during my maternity leave, I was directly affected by:

- Noise and disruption late into the evening due to over-hours construction and running generators overnight.
- Unsafe conditions caused by unsecured site fencing.

- Lack of public lighting and ramped footpath access, forcing me and others to walk with buggies on the carriageway, where cars travel at unsafe speeds.

These issues are not isolated — they were significant enough to result in Warning Letter E8690 being issued by Cork City Council for non-compliance with multiple planning conditions. This pattern should inform how any new permission by the same developer is considered.

5. Request to Cork City Council

I respectfully ask that Cork City Council:

- Refuse permission for this development in its current form; or
- Require substantial revisions and conditions, including:
 -
 - A full road safety audit and redesign of the Waterfall Heights connection;
 - A monitored Construction Management Plan with enforceable working hours;
 - Delivery of the original crèche (Ref. 21/310274) before further residential construction; and
 - Improved public lighting, open space, and pedestrian safety measures in line with CDP Objectives 6.2 and 7.5.

6. Conclusion

This objection is not against housing — it is about ensuring safe, well-planned, and community-focused development. As proposed, the scheme fails to meet the standards set out in the Cork City Development Plan 2022–2028 and National Planning Framework.

It prioritises profit over people, compromises safety, and undermines the commitments made to current residents. I urge Cork City Council to require a development that meets the needs of both existing and future families responsibly.

11 Upload any other relevant documents here.

1 Document Uploaded

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Eugenia Bacas Beorlegui, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

I agree

— Planning Submissions or Observations

Eugenia Bacas Beorlegui

Application ID: **A2398E201831**

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

- 1 Full Name:
No answer provided
- 2 Address Line 1:
No answer provided
- 3 Address Line 2:
No answer provided
- 4 Address Line 3:
No answer provided
- 5 County:
No answer provided
- 6 Planning Reference Number:
No answer provided
- 7 Submission/Observation
No answer provided

9 Address pertaining to the planning application:

Waterfall Road
Ardrostig (townland)
Bishopstown
Cork

10 Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

In reference to planning application 2544150, I have reviewed the planning applications and can see that the proposed access roads to the new estate are through the existing Waterfall Heights residential estate. My concerns with this are as follows:

- 1) Health and safety - the existing construction work has resulted in heavy machinery driving through the current estate. This not only occurred during normal working hours but also late at night and during the weekends. While this was acceptable at the early stages of the estate, there are now a significant number of residents with young families living in the estate and I think there would be serious safety concerns about leaving construction traffic drive through the estate again. The roads are not fit for construction traffic and this lead to heavy machinery often driving on the footpath. The website Waterfall Manor LRD, which I believe is linked to the application 2544150, references a separate access road to be used for construction traffic, but I cannot see it in the planning documents. I think a separate access road should be requirement of this application with no construction traffic allowed to pass through Waterfall Heights.
- 2) Road access after completion - the existing estate has over 200 residential dwellings. There is only one access road to Waterfall Heights and I do not think that is sufficient to support the additional 246 residential dwellings that this planning application proposes. I think a separate access road should be provided as part of the new application.
- 3) Existing parking - current construction traffic is not adhering to the proposed construction parking guidelines and have continued use residential parking or parking in a way that restricts 2 lane traffic access on internal roads.

I have attached some photos supporting the above concerns.

11 Upload any other relevant documents here.



12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

— Planning Submissions or Observations

Glenn Crowley

Application ID: **A239CG201612**

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

1 Full Name:
No answer provided

2 Address Line 1:
No answer provided

3 Address Line 2:
No answer provided

4 Address Line 3:
No answer provided

5 County:
No answer provided

6 Planning Reference Number:
No answer provided

7 Submission/Observation
No answer provided

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Glenn Crowley, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Glenn Crowley

Powered by [Submit.com](https://submit.com)

Planning Submissions or Observations



Jack Donegan

Email : ~~XXXXXXXXXX~~
Application ID : A239DJ201610
Custom Ref.:

Application Start Date: 2025-10-08 20:45:08
Application Completed Date: 2025-10-08 21:19:57

Personal Details

- 1 Full Name:
Jack Donegan
- 2 Address Line 1:
29 Waterfall Heights
- 3 Address Line 2:
Ardrostig
- 4 Address Line 3:
Waterfall
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 FNN2, Ireland
Latitude : 51.8716906
Longitude : -8.5318202
- 7 Contact telephone number:
~~XXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant Planning Reference Number.
For Example: 22/12345
25/44140
- 9 Address pertaining to the planning application:
Waterfall Manor, Waterfall Road, Ardrostig, Bishopstown, Co. Cork

10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the **planning search facility** on the city council website.

I would like to file an objection to the proposed plans for the development of Waterfall Manor. While I do not object to the proposal of housing on the site, I do oppose to the current plans on how the site will set up for vehicular access on the Waterfall Road, through the existing Waterfall Heights estate.

The submitted planning from Bridgewater states that the only resident vehicular access to the Waterfall Manor site will be through the Waterfall Heights estate from the Waterfall Road. This is not a feasible part of the plan for the new housing development. This is not viable due to the below;

1. The waterfall road is not suited to take on the large volume of vehicle traffic that would accompany the number of dwellings in the new estate.
2. The entrance at waterfall heights is narrow for 2 passing vehicles, so with increased pressure on this entrance the risk of motor accidents increases.
3. Increased vehicle volume would create a bottleneck for people attempting to access amenities in Bishopstown and attempting to access the Bandon Road roundabout to join the South link.

A lot of counter actions to traffic have been provided in the plan, which are not guaranteed to come to pass.

- an idealistic view of the increased use of cycle lanes. This is an assumption at best as poor cycling infrastructure once you reach Bishopstown central would actually hinder the use of cycling as a means of transport.
- a new bus route as part of the bus connects program. This has no set timeline with no guarantee of alleviating the heavy traffic a new estate would bring, especially as the proposal for this route would run every 2 hours.
- pedestrian access to surrounding areas. The pedestrian access to Bishopstown is hilly, has poor infrastructure with the paving across the South link Bridge, and has no amenity within a 15 minute walk. Most of the amenities in Bishopstown are a 20 minute walk across poor footpaths.

As stated above, I do not object to more housing in the area. But it has to make sense in how new housing connects to the area. There are flags in the plans for "possible" roads linking to the South link and the Bandon Road. Based on the points stated above, these access points would be necessary for the plans to be viable. A separate entrance for Waterfall Manor not depending on the Waterfall Road or Waterfall Heights is needed for a plan to be successful. A more frequent bus route with a guarantee of being made a reality is also needed. Lastly, the proposed cycling infrastructure would need to be extended towards Bishopstown and Wilton for cycling to be a viable option for residents, so they do not have to rely on their cars for safe passage.

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Jack Donegan, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Jack Donegan

Planning Submissions or Observations



John Kerins

Email : ~~XXXXXXXXXXXX@XXXXXX.XXX~~
Application ID : A239KJ201675
Custom Ref.:

Application Start Date: 2025-10-09 10:31:24
Application Completed Date: 2025-10-09 11:13:31

Personal Details

- 1 Full Name:
John and Jill Kerins
- 2 Address Line 1:
45 Earls Well
- 3 Address Line 2:
Waterfall
- 4 Address Line 3:
No answer provided
- 5 County:
Cork
- 6 Eircode:
Rochfordstown, Co. Cork, T12 Y64H, Ireland
Latitude : 51.8539509
Longitude : -8.5526108
- 7 Contact telephone number:
~~XXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140
- 9 Address pertaining to the planning application:
Waterfall Road, Ardrostig (townland), Bishopstown, Cork

10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Hi,

We are residents in Waterfall village and are supportive of development in the area to address the housing shortage. However, the development along the Waterfall road is not suitable without significant improvements to the road infrastructure.

1. The road is a narrow winding road with a number of blind spots which is not suitable for heavy traffic
2. The pedestrian and cycle lane provide for Brightwater is wholly inadequate and that development with the proximity to the road has left very little scope to improve the road/pedestrian and cycle infrastructure in the future
3. During the morning time, the road gets back up as people try to access the junction near the Bandon Road roundabout
4. With the recent developments along that road, there is a lot more walkers and cyclists which is a real Health and Safety concern
5. There is a lack of a proper connection to the South Ring Road as the route via Marymount is not accessible to the Public
6. There is no update about extending the bus network along the Waterfall road leaving residents with personal car use as the only means of transport
7. We have experienced regular water shortages/outages and power interruptions in the last year and would be concerned about that with future pressure on the systems
8. The local school in Ballinora is already stretched to capacity

If the infrastructure concerns can be addressed properly via direct connection to the south link, the development providing enough space to widen the road including pedestrian and cycle lanes, a regular bus network, reassurance on the electrical and water infrastructure and investment in the local school, we would be in favour of seeing development along the Waterfall road. As that is not likely to happen, we have no choice but to raise an objection for what appears to be a poorly thought through strategy for the area.

Regards,

John and Jill Kerins

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I John Kerins, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

John Kerins

Planning Submissions or Observations



Ken McCarthy

Email : ~~XXXXXXXXXXXXXXXXXXXX~~
Application ID : A239MK201377
Custom Ref.:

Application Start Date: 2025-10-07 23:29:33
Application Completed Date: 2025-10-07 23:55:07

Personal Details

- 1 Full Name:
Ken McCarthy
- 2 Address Line 1:
1 Earls Well, Waterfall
- 3 Address Line 2:
1 Earls Well Waterfall Near Cork
- 4 Address Line 3:
Waterfall
- 5 County:
Cork
- 6 Eircode:
Rochfordstown, Co. Cork, T12 YY1K, Ireland
Latitude : 51.8564681
Longitude : -8.552008599999999
- 7 Contact telephone number:
~~XXXXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140

9 Address pertaining to the planning application:

Waterfall Manor LRD, Waterfall Road, Cork

10 Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Date: 07 October 2025

To whom it may concern,

I wish to make a submission in relation to the above Large-Scale Residential Development (LRD) at Waterfall Manor, Waterfall Road, Cork.

While I acknowledge the need for well-planned housing within Cork City, I wish to express serious concerns regarding traffic generation, road capacity, and access safety arising from this proposal. These concerns relate to both the construction phase and the operational phase of the development.

Local Road Network Limitations

The proposed development is accessed via the existing Waterfall Heights development and Waterfall Road, both of which are already constrained in width and alignment. These roads are not designed to accommodate the projected increase in vehicle movements associated with an additional 246 residential units together with a creche for 140 children.

Specific issues include:

- Narrow carriageway along Waterfall Road
- Existing traffic congestion during peak hours, particularly at access points connecting to the city network
- Absence of dedicated cycling routes and pedestrian links to nearby amenities and schools

Given these existing constraints, the anticipated increase in traffic volumes from this proposal would exacerbate congestion and raise road safety risks for both motorists and pedestrians.

Cumulative Traffic Impacts

The Waterfall Heights development is already contributing significant traffic to the area, (Please see Appendix A for reference as an example of congestion encountered at peak AM traffic) and this is before any apartments and duplexes have been occupied. You will note from the images in Appendix A, a 1km journey took 15 minutes. The proposed Waterfall Manor scheme, being contiguous and by the same developer, will further compound cumulative impacts on the local network.

The resulting volumes are significant for a local residential road network that relies on a limited number of access junctions and constrained carriageway widths. Without alternative routes or junction upgrades, congestion and safety issues will worsen and will gravely inconvenience existing residents.

Additionally, there are other recently permitted developments and LRD decisions nearby (including a 164-unit LRD permission notified in 2025) which will further add to baseline traffic on Waterfall Road and adjoining links. The planning authority should treat these approvals as committed development when assessing cumulative capacity.

Given the concentration of permissions and consents in this locality, a site-only Traffic Impact Assessment (TIA) is insufficient.

A comprehensive cumulative assessment is required that models:

- Traffic from Waterfall Manor + Waterfall Heights + other permitted LRDs (including the 164-unit scheme).
- Background traffic growth (committed development and growth assumptions).
- Modal split sensitivity (what realistic reductions could occur if public transport and active travel targets are achieved).

It must also be noted that during the construction phase of Waterfall Heights, heavy vehicle movements (HGVs, plant, and delivery vehicles) degraded road surfaces and posed safety risks to local residents, schoolchildren, and other vulnerable users. There were even recorded accidents on the public road due to the poor state of the surface. Similar impacts can reasonably be expected during the construction of Waterfall Manor unless managed under a stringent Construction Traffic Management Plan (CTMP). I note having contacted Cork City Council at that time that several complaints were made to this

effect during construction of Waterfall Heights.

Local Road Geometry and Capacity

The local access routes, particularly Waterfall Road and the internal distributor roads, have constrained carriageway widths, limited footpath continuity, and junctions with restricted visibility. The junctions that would carry the predicted combined AM peak trips are likely to operate near or over capacity during peak periods unless substantial upgrades are implemented.

Public Transport and Sustainable Access Deficiency

The site is poorly served by public transport, with extremely limited bus frequency along Waterfall Road. Currently residents from Waterfall Heights are walking from the nearby bus stop at the Marymount campus along a road with no pedestrian access, insufficient road width and blind bends posing a very high risk for pedestrian and vehicular safety.

Without meaningful upgrades, residents will be forced into private car dependency, directly contradicting the Cork City Development Plan 2022–2028 policies promoting sustainable mobility, modal shift toward public transport and active travel, and the creation of 15-minute neighbourhoods.

The proposal, as it stands, conflicts with these policy objectives and with the Cork Metropolitan Area Transport Strategy (CMATS), which prioritizes developments accessible by high-quality public transport and active travel infrastructure.

Conclusion and Requests

In conclusion, the Waterfall Manor proposal will materially increase peak-hour traffic in an area already under pressure from multiple large residential schemes, many of which are under construction or recently approved. Rigorous cumulative assessments and enforceable mitigation plans should be provided before any grant of permission is considered.

I respectfully request that Cork City Council:

1. Require a full, cumulative, and peer-reviewed Traffic Impact Assessment (TIA) covering Waterfall Manor, Waterfall Heights, and all other permitted LRDs in the area.
2. Require a detailed Construction Traffic Management Plan (CTMP) addressing HGV routing, timing restrictions, temporary traffic controls, and surface reinstatement.
3. Impose enforceable transport mitigation measures and developer contributions to fund necessary infrastructure and safety upgrades.

Only if these conditions are fully met should permission be considered; otherwise, refusal is warranted in the interests of road safety, proper planning, and sustainable development.

Yours sincerely

Ken McCarthy
1 Earls Well
Waterfall
Near Cork

Appendix A: Real time images of heavy congestion on the Waterfall Road during rush hour. Please also note there were a number of secondary schools off on this particular day meaning there should be a reduction in the number of cars on the road.

Image 1: 08:26am 07/09/2025 – past Magic Touch Hair Salon, Waterfall Road

11 Upload any other relevant documents here.



2 Documents Uploaded

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Ken McCarthy, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Ken McCarthy

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Planning Submissions or Observations



Lakshmikanthan Thrilok POONAMALLE

Email : ~~XXXXXXXXXXXX@XXXXXX~~

Application ID : A239PL201577

Custom Ref.:

Application Start Date: 2025-10-08 18:46:18

Application Completed Date: 2025-10-08 20:11:05

Personal Details

- 1 Full Name:
Lakshmikanthan Thrilok Poonamalle
- 2 Address Line 1:
24 Waterfall Heights
- 3 Address Line 2:
Ardrostig
- 4 Address Line 3:
Waterfall
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 NY7R, Ireland
Latitude : 51.8716607
Longitude : -8.532415799999999
- 7 Contact telephone number:
~~XXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140
- 9 Address pertaining to the planning application:
Waterfall Road, Ardrostig (townland), Bishopstown

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Subject: Objection / Submission Regarding Planning Application [**2544140**] – Access and Safety Concerns for Residents of Waterfall Heights Estate

Hi Sir/Madam,

I have been a resident of the Waterfall Heights estate since May 2024.

I am writing to object to the proposed use of the existing internal estate roads for construction traffic related to planning application [2544140] to build 240+ houses.

The Current Safety Issue:

The roads within Waterfall Heights are already excessively narrow. For the past year, the passage of heavy construction vehicles has created significant and ongoing safety concerns for residents, particularly near my property (please refer to the attached photos). When I purchased my home, I was assured by the developer that all construction would be completed within a year, a timeline that is clearly not being met. Based on the current pace, the remaining internal construction may take two or more years.

Impact of the Proposed Development [2544140]:

If the new planning application is approved and construction traffic is routed through our estate, residents will be subjected to these severe safety hazards for an additional four to six years. This is unacceptable.

Proposed Solution (Access and Future Traffic):

Furthermore, the addition of vehicles from 500+ homes (current residents plus the 240+ from the new plan) accessing the already narrow Waterfall Heights roads will create an unsustainable traffic volume and a permanent safety hazard.

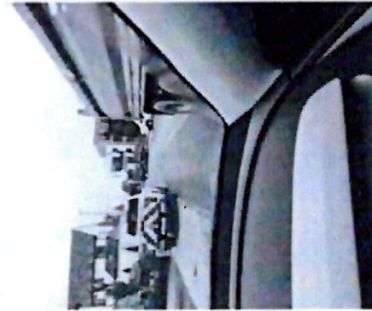
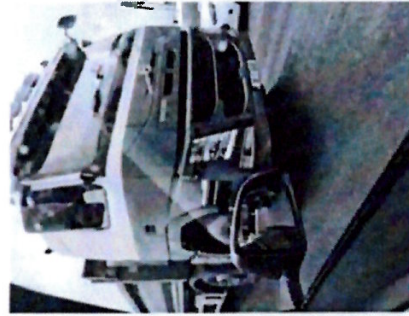
I therefore strongly request that your team mandate the developer to construct a dedicated, separate access road for the proposed 240+ house development (Plan 2544140). This new road must be used for all construction vehicle movements and for future resident traffic accessing that section of the estate.

I also invite your team to visit the Waterfall Heights estate to consult with residents on the daily safety issues caused by the current level of heavy vehicle traffic.

Sincerely,

-Thrilok

11 Upload any other relevant documents here.



12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Lakshmikanthan Thrilok POONAMALLE, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Lakshmikanthan Thrilok POONAMALLE

Planning Submissions or Observations



Mark Keating

Email : ~~mark.keating@cityofcork.com~~
Application ID : A239KM201621
Custom Ref.:

Application Start Date: 2025-10-08 22:38:44
Application Completed Date: 2025-10-09 17:21:02

Personal Details

- 1 Full Name:
Mark Keating
- 2 Address Line 1:
10 Waterfall Heights
- 3 Address Line 2:
Ardarostig
- 4 Address Line 3:
Bishopstown
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 YV8N, Ireland
Latitude : 51.87097809999999
Longitude : -8.533900400000002
- 7 Contact telephone number:
~~087 900 0000~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140
- 9 Address pertaining to the planning application:
Waterfall Manor LRD, Waterfall Road, Ardarostig (townland), Bishopstown, Cork

10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

I object to using the existing Waterfall Heights estate as an access route to the new development, particularly for construction vehicles. This is a residential area where many families have young children, and the narrow roads are not suitable or safe for heavy traffic and construction vehicles. Additionally, there is very little parking allocated to the apartments at the front of the Waterfall Heights estate, where this traffic would pass through. Any cars parked along the footpaths will make the already narrow roads even more hazardous. There should be a separate, permanent access route for the new development to alleviate safety concerns and prevent future traffic congestion through the Waterfall Heights estate.

As part of the original plans for the Waterfall Heights estate, a creche was included and was a strong selling point for current residents. I object to any delay in the delivery of the creche in Waterfall Heights. If the plans are being changed to accommodate the new development, the creche should be the first facility delivered to ensure compliance with the planning approval for Waterfall Heights.

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Mark Keating, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -

Type your full name in the space provided.

Mark Keating

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Planning Submissions or Observations



Julianne Martin

Email : ~~XXXXXXXXXX~~

Application ID : A239MJ201629

Custom Ref.:

Application Start Date: 2025-10-09 07:46:36

Application Completed Date: 2025-10-09 13:15:15

Personal Details

- 1 Full Name:
Julianne Martin
- 2 Address Line 1:
#6 Waterfall Heights,
- 3 Address Line 2:
Ardarostig,
- 4 Address Line 3:
Waterfall
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 N2DV, Ireland
Latitude : 51.8707854
Longitude : -8.5344754
- 7 Contact telephone number:
~~XXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140
- 9 Address pertaining to the planning application:
Waterfall Road, Ardrostig, Bishopstown

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Please note observations below related to this planning application:

Site Access and Safety

In section 3.3.5 of the Main Report document the site access routes are outlined, which states that Waterfall Manor will be accessed through Waterfall Heights which has a single point of entry onto Waterfall Road. This will cause significant stress to the Waterfall road network and entrance to the Waterfall Heights estate. This is already a dangerous junction, which has not been designed to accommodate the additional traffic load.

The Traffic & Transport Assessment by MHL & Associates Ltd. Consulting Engineers submitted as part of the planning application states in section 3: 'There is potential for a future development to the east of the site that would provide an additional vehicular access to the site via the N71 National Road and would significantly reduce the stress that the proposed development and surrounding residential developments put on the Waterfall area road network.' This clearly indicates that MHL views the stress put on the Waterfall area road network to be too significant and a secondary exit to Waterfall Manor is advised.

Accessing the site through the existing Waterfall Heights site is also a noise pollution and health and safety concern for occupants. This will lead to significant traffic through Waterfall Heights, which is a concern for young residents who already play on the roads due to limited green space. Both access points to the Waterfall Manor site (via Waterfall Heights) are in very close proximity to the planned creche. There is no indication in the reports where parents of the 140 children will park during peak drop off and collection times & it is also not clear if this additional traffic is taken into consideration in the traffic calculation data in MHL's report (it is stated in the report that 84 childcare spaces will be available to the wider catchment area).

MHL's report also states in Section 1 'Traffic surveys were undertaken by a third-party traffic survey company, Irish Traffic Surveys, on Thursday March 21st, 2024.' When reviewing Appendix A it appears base line data was captured on 16/03/2023. Base line data collected from both dates (2023 + 2024) do not take into consideration the impact of the Waterfall Heights estate which was not yet occupied at that stage, therefore impacting results.

Car parking and Public Transport

There is 242 car spaces planned for 246 dwellings which is compliant with the 'Cork City Development Plan 2022-2028', resulting in an average of one car space per dwelling type. Due to the limited/ inadequate public transport locally, this is not in line with the reality of people's needs given how car reliant people in Waterfall Heights and Manor are/ will be. Similarly, there is 9 car spaces planned for the 140 child occupancy creche and no drop off area indicated.

There is a lack of definite clear plans by BusConnect to develop a bus service to the site with regular cadence in the future. There is no present bus route serving Waterfall Road, the closest bus stop accessing the city is approx. 20 minutes away by foot. This is in contradiction to Cork City's plan to be a "15 minute city".

In section 4.5.5 of the Main Report document public transport and accessibility is discussed. This part of the report acknowledges that there is no current bus stop close by enabling dwellers to access the city.

The report states that future potential bus routes by BusConnects may serve the estate, but there is no definite plans when/if this will be in place. If these plans do go ahead, BusConnects would serve the site every 2 hours in several years from now, which is inadequate. This is illustrated by Figure 4.4 from the Main Report document. The report highlights 3 potential future BusConnects routes all of which would not be satisfactory in serving the needs of current or future residents in this area.

Route 11 – The BusConnects website denotes route 11 accessing Waterfall Heights/ Manor as being every 120 minutes / Occasional.

Route 2A & 2B – These two potential routes for the future are inaccessible via foot to Marymount Hospice bus stop as there is no public footpath present now or planned for the future due to dangerous and narrow roads.

Traffic

There is inadequate road access and concerns about traffic congestion on the Waterfall Road, which is not fit for purpose with the current and future population planned to utilise the route. The current traffic, plus the other half of Waterfall Heights being occupied, plus a new estate being built across from Waterfall Heights main entrance (Planning Application 2443209 - consisting of 164 no. residential units) will already put extreme pressure on the Waterfall Road infrastructure.

Section 12 of MHL's report recommends upgrades to Junction 4 (intersection Bandon Road/ Waterfall Road), clearly indicating the junction/ surrounding network cannot facilitate the level of development on Waterfall Road.

Design and Character

The site design is very dense with amenity spaces at 15% of the total site area. The scale and massing does not lend itself to the well-being of the occupants.

The apartment blocks are also in extreme close proximity to nearby roads; Waterfall Road, N40, and Bandon Road and overall Waterfall Manor would be subject to noise pollution from the north, east, and west (partially) which is a concern.

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Julieanne Martin, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Yes

— Planning Submissions or Observations

Julianne Martin

Application ID: **AP2304201620**

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

1 Full Name:

No answer provided

2 Address Line 1:

No answer provided

3 Address Line 2:

No answer provided

4 Address Line 3:

No answer provided

5 County:

No answer provided

6 Planning Reference Number:

No answer provided

7 Submission/Observation

No answer provided

Planning Submissions or Observations



Niall Crowley

Email : ~~njcrowley@cityofcork.ie~~

Application ID : A239CN201782

Custom Ref.:

Application Start Date: 2025-10-09 15:19:48

Application Completed Date: 2025-10-09 17:11:32

Personal Details

- 1 Full Name:
Niall Crowley
- 2 Address Line 1:
13 Waterfall Heights
- 3 Address Line 2:
Waterfall Road
- 4 Address Line 3:
Cork City
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 K22X, Ireland
Latitude : 51.8710576
Longitude : -8.5333905
- 7 Contact telephone number:
~~087 900 0000~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345

25/44140
- 9 Address pertaining to the planning application:

Waterfall Road, Ardostig (townland), Bishopstown, Cork

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Dear Sir / Madam,

I wish to object to the planning permission sought by Bridgewater Homes Ltd for:

'Large-Scale Residential Development (LRD) located at Waterfall Road, Ardarostig (townland), Bishopstown, Cork comprising the construction of 246 no. residential units and a crèche located to the east of and connected to the Waterfall Heights residential development which was permitted by An Coimisiún Pleanála under Ref. No. 310274 and is currently under construction.'

Under Planning Application Reference 25/44140.

While I do not oppose the construction of homes, particularly given the housing shortage the country faces, I strongly oppose the current planning application by Bridgewater Homes Ltd on several key grounds outlined below:

1. Vehicle access
2. Crèche provision and non-compliance with the adjoining site's permission (Ref. 21/310274)
3. Social provision and manipulation of the planning process
4. Previous non-compliance with planning conditions (Ref. 21/310274)

1. Vehicle Access

The proposed vehicular connection to this site via the adjoining Waterfall Heights development will place significant and unsafe pressure on the existing road infrastructure. It is proposed that the entire combined development of approximately 500 homes will access and egress through the existing entrance at Waterfall Heights.

This existing vehicular access (approved under Ref. 21/310274) is already overburdened and operating unsafely due to both internal estate traffic and external road conditions. It is also apparent that the existing sightlines fall below the standards required for the designated 50 km/h speed limit — and well below what is needed given the actual vehicle speeds observed on Waterfall Road.

Furthermore, there are no speed bumps, raised crossings, or visual narrowing features within Waterfall Heights. The new through-route would expose residents and children to increased vehicular danger.

The existing bottleneck from Waterfall Heights onto Waterfall Road, and further from Waterfall Road to Bishopstown Road, is already a serious constraint during morning and evening peaks. The proposed addition of over 240 new homes would likely generate in excess of 1,500 daily vehicle movements (based on standard NTA trip generation rates), substantially exacerbating congestion and safety risks.

No junction upgrades, traffic management measures, or sustainable transport provisions are proposed. The submitted Traffic Impact Assessment underestimates baseline congestion and fails to consider cumulative impacts of other nearby developments.

This is contrary to:

- CDP Objective 7.3 – Transport and Mobility Infrastructure, which requires developments to demonstrate safe integration with existing networks; and
- CDP Objective 7.5 – Road Safety and Traffic Management, which requires that development be refused where the existing road network cannot safely accommodate additional traffic.

2. Crèche Provision and Non-Compliance with Adjoining Site (Ref. 21/310274)

The decision to relocate the crèche approved under planning reference 21/310274 to this new development constitutes a breach of the original permission and of Cork City Development Plan Objective 12.12, which states:

'Childcare facilities shall be provided concurrently with or prior to the delivery of associated residential units.'

Residents of Waterfall Heights purchased their homes based on the advertised inclusion of an on-site crèche. Relocating this essential community facility to a later phase:

- Deprives existing residents of promised childcare provision;
- Contradicts the phasing commitments of the original approval;
- Exacerbates Cork's shortage of childcare places; and
- Undermines public confidence in the planning process.

This is not a minor design amendment but a material deviation from the approved scheme. It is particularly disingenuous given the crèche's use as a key marketing and sales feature for the existing development.

If the Council is minded to permit the new scheme, I urge that a pre-commencement condition be attached requiring that the crèche be constructed and operational before any further residential construction begins. Its proposed location between the two sites makes this feasible.

3. Social Provision and Manipulation of the Planning Process

The current proposal reflects a manipulative use of the planning process to reduce social and community obligations.

The relocation of the crèche (as outlined above), the lack of meaningful open space, and the absence of community facilities represent an effort to minimise delivery costs while appearing compliant with policy. This conflicts with Cork City Development Plan Objectives 11.1, 12.11, and 12.12, which require that childcare and community infrastructure be provided concurrently with new housing.

By segmenting applications and deferring social infrastructure to later phases, the developer undermines the integrated and sustainable neighbourhood model promoted in the CDP and National Planning Framework Objective 27, which seeks compact, well-serviced growth. This approach erodes community trust and leaves both existing and future residents without essential amenities.

Cork City Council should treat this as a material planning concern, demonstrating a pattern of behaviour that prioritises profit over responsible, inclusive neighbourhood planning.

4. Previous Non-Compliance with Planning Conditions (Ref. 21/310274)

The previous development at Waterfall Heights (Ref. 21/310274), also by Bridgewater Homes Ltd., shows a consistent failure to adhere to approved conditions and documentation, including:

- Working hours: Heavy plant and machinery frequently operating beyond permitted times, including late evenings; generators left running overnight.
- Site security: Fencing often left open and unsecured.
- Lighting: Estate lighting not provided, even after homes were occupied.
- Construction management: Unsafe construction traffic and on-street parking within the estate.
- Accessibility: Failure to provide ramped access to the Waterfall Heights footpath — currently only stepped, forcing wheelchair users and parents with prams onto the carriageway, where vehicles routinely exceed the 50 km/h limit.

Bridgewater's disregard for compliance is evidenced by Warning Letter E8690, issued by Cork City Council regarding "Non-compliance with Conditions 3, 8, 10, 12, 14, 16, 17, 18, 19, and 22 of Ref. ABP-310274-21."

This track record raises serious concerns about the developer's willingness or ability to comply with any future planning conditions.

5. Request to the Planning Authority

I respectfully request that Cork City Council:

- Refuse permission for the development in its current form; or
- Require significant modification and additional conditions to ensure:
 - A complete traffic and road safety audit, including redesign of the Waterfall Heights connection;
 - Strict enforcement of a monitored Construction Management Plan;
 - Delivery of the previously approved crèche (Ref. 21/310274) in its original location prior to further residential occupation;
 - Substantial improvement of public open space, play areas, and community facilities in accordance with CDP Objectives 6.2 and 11.1.

6. Conclusion

This objection is not an attempt to block much-needed housing. It is a call for responsible, safe, and community-focused development consistent with the Cork City Development Plan 2022–2028 and National Planning Framework objectives.

As proposed, the scheme prioritises profit over good planning, compromises road safety, disregards prior commitments, and provides minimal social value. Cork City Council has both the policy framework and the responsibility to demand higher standards.

Yours faithfully,
Niall Crowley, MRIAI

11 Upload any other relevant documents here.

1 Document Uploaded

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Niall Crowley, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

I agree

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Planning Submissions or Observations



Saurabh Kulkarni

Email : ~~XXXXXXXXXX@XXXXXX.XXX~~

Application ID : A239KS201611

Custom Ref.:

Application Start Date: 2025-10-08 21:06:07

Application Completed Date: 2025-10-08 21:25:57

Personal Details

- 1 Full Name:
Saurabh Kulkarni
- 2 Address Line 1:
38 Waterfall Heights, Ardrostig
- 3 Address Line 2:
Bishopstown
- 4 Address Line 3:
No answer provided
- 5 County:
Cork
- 6 Eircode:
Ardarostig, Cork, Co. Cork, T12 HN0P, Ireland
Latitude : 51.8712591
Longitude : -8.5319515
- 7 Contact telephone number:
~~XXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345

2544140
- 9 Address pertaining to the planning application:

Ardarostig, Bishopstown, Cork

10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

I am writing to formally object to aspects of the proposed construction and development plan for the upcoming new development near Ardarostig, Bishopstown, Cork. While I recognise the need for continued growth and housing in our area, the current plan raises several concerns regarding access, infrastructure, and community impact.

Firstly, the proposed use of existing internal roads for heavy construction machinery is highly problematic. These roads were designed for residential use and are not suitable for frequent passage of large vehicles and equipment. This will likely result in:

- Regular road blockages and congestion, restricting resident access and posing challenges for emergency vehicles.
- Damage to local roads that are not constructed to handle heavy loads, leading to safety and maintenance concerns.
- Noise, dust, and disruption that will greatly affect the wellbeing of nearby residents.

Secondly, our current estate already consists of approximately 240 homes, all of which rely on Waterfall Road for access. Waterfall Road is narrow and already experiences congestion, particularly during peak hours. Adding traffic and heavy machinery from another large development will severely strain this limited infrastructure, increasing risks of accidents and significant delays for residents.

In addition, it has come to our attention that the crèche originally approved as part of our existing estate is now proposed to be resubmitted and integrated into the new development, serving both estates. This change will likely result in:

- A substantial delay in the delivery of this much-needed facility, as it will most likely be constructed towards the end of the new development's timeline.
- Misrepresentation for existing residents, as the crèche was a key selling and marketing feature that influenced the decision of many purchasers within our estate. Deferring or relocating it undermines the commitments made at the time of sale and reduces the amenity value originally promised.

Given these concerns, I respectfully request that the Council:

- Reassess the construction traffic management plan to prevent the use of internal residential roads for heavy machinery.
- Review the capacity and safety of Waterfall Road before approving further development access; and
- Ensure that the crèche facility is constructed as originally approved, within the timeframe and location committed to residents of the existing estate.

I would appreciate acknowledgment of this objection and a formal response outlining how these issues will be considered as part of the planning approval process.

Thank you for your time and consideration.

11 Upload any other relevant documents here.

12 Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

Saurabh Kulkarni

Application ID: 1239K5201611

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

- 1 **Full Name:**
No answer provided

- 2 **Address Line 1:**
No answer provided

- 3 **Address Line 2:**
No answer provided

- 4 **Address Line 3:**
No answer provided

- 5 **County:**
No answer provided

- 6 **Planning Reference Number:**
No answer provided

- 7 **Submission/Observation**
No answer provided

13

I Saurabh Kulkarni, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Saurabh Kulkarni

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Planning Submissions or Observations



Umit Akkus

Email : ~~XXXXXXXXXXXX@XXXXXX~~

Application ID : A239AU201622

Custom Ref.:

Application Start Date: 2025-10-08 22:57:16

Application Completed Date: 2025-10-08 23:26:22

Personal Details

- 1 Full Name:
Umit Akkus
- 2 Address Line 1:
60 WATERFALL HEIGHTS
- 3 Address Line 2:
ARDROSTIG
- 4 Address Line 3:
WATERFALL
- 5 County:
Cork
- 6 Eircode:
Waterfall Hts, Ardarostig, Cork. T12 E36R, Ireland
Latitude : 51.8702887
Longitude : -8.5305543
- 7 Contact telephone number:
~~XXXXXXXXXXXX~~

Submission Details

- 8 Please provide the relevant **Planning Reference Number**.
For Example: 22/12345
2544140

9

Address pertaining to the planning application:

Waterfall Manor LRD. Waterfall Road, Ardarostig (townland), Bishopstown, Cork

10

Please provide details of your submission/observation:

Please note that this submission will be available to view on Cork City Council's website.

-

Please ensure that you are making the submission within the **5-week period** from the date of receipt of the application by the planning authority. You can find the submission deadline using the planning search facility on the city council website.

Hello,

Objection to Planning Application [2544140]

I strongly object to the proposed use of the internal estate roads in Waterfall Heights for construction traffic related to the new 240+ house development.

The existing roads are already too narrow and heavily impacted by ongoing construction. Current projects have caused serious traffic congestion, noise, dust, and safety risks for residents. Allowing further construction traffic through the estate will worsen these problems and extend them for several more years.

A separate access road must be required for the new development, to be used exclusively by construction vehicles and future residents of that section. The developer's track record on previous projects should also be reviewed before granting new approvals.

Protecting the safety and wellbeing of current residents should be the council's top priority.

11 Upload any other relevant documents here.



12

Please choose the option which applies to you:

You are making a submission for the first time on this application within the first 5 weeks of receipt of the application. A payment of €20 applies.

12.1 A payment of €20 per submission is required:

paid

Declaration and Signature

13 I Umit Akkus, declare that the information given in this form is correct and that I have read and agreed to the guidelines in relation to making a planning submission/observation. -
Type your full name in the space provided.

Umit Akkus

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Umit Akkus

Application ID: **A238AU201622**

Planning Development Management, Cork City Council, City Hall, Anglesea Street, Cork

- 1 Full Name:
No answer provided
- 2 Address Line 1:
No answer provided
- 3 Address Line 2:
No answer provided
- 4 Address Line 3:
No answer provided
- 5 County:
No answer provided
- 6 Planning Reference Number:
No answer provided
- 7 Submission/Observation
No answer provided