



**Uimhir Thagarta Uathúil:** CRK-C179-AMEDE-8

**Údar:** Will O'Sullivan

**Stádas:** Submitted

**Aighneacht:** Objection to Rezoning of Inchisarsfield Douglas

**Comhairliúchán:**

Public Consultation on Proposed Material Alterations to the Draft  
Cork City Development Plan 2022-2028

**Dáta a cuireadh isteach:** 24.04.2022 - 23:00

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## Objections to Rezoning of Inchisarsfield for residential development

**Caibidil:** Volume 2 - Mapped Objectives » Zoning  
Maps

**Ábhair:** Zoning  
Maps

Dear Cork City Council,

### Re: Re-zoning of lands at Inchisarsfield Douglas for building development project

We **strongly** oppose and object to the proposal for rezoning of lands at Inchisarsfield (Folio 54365F) to residential status for three reasons;

- Traffic Congestion:** There is already significant traffic congestion experienced by residents. The two adjacent primary schools generate a bottleneck every morning and afternoon as large volumes of parents use the Shamrock Lawn entrance road as a drop off/collection lane. An additional housing development consisting of up to 100 houses with an average of two cars per house would undoubtedly aggravate the existing bottleneck and create a daily gridlock during peak hours. The lower access point that services Shamrock Lawn and the surrounding estates simply cannot sustain additional traffic. The building proposal signifies a blatant lack of foresight and disregard for the existing residents. Furthermore, increased traffic poses health and safety risks in terms of road traffic accidents.
- Wildlife and Biodiversity:** The existing land at folio 54365F acts as an important ecosystem for a variety of wildlife species some of which include foxes, badgers and pheasants. A building development would certainly cause considerable harm to these wildlife species. We are currently in the process of arranging a private consultation with a National Parks and Wildlife ranger to visit the area.
- Japanese Knotweed:** There is growth of Japanese knotweed evident in various parts of the Inchisarsfield land (Folio 54365F). This invasive plant grows rapidly and it can push its way through expansion joints in concrete, cavity walls, weaknesses in the broken mortar between paving slabs or bricks and can also damage drains and sewers. Movement of knotweed-contaminated soil and cutting of vegetation that contains Knotweed can rapidly lead to dense infestations that are challenging to eradicate. Our concern is that the introduction of building machinery would inevitably increase the risk of further spread. According to the European Union Natural Habitat Regulations, SI (1994/1997), it is an offence to "*Plant, disperse, allow or cause to disperse, spread or cause to grow the plant in the Republic of Ireland*". Has Cork City council reached out to the Society of Chartered Surveyors Ireland to seek guidance in how to address the Japanese knotweed problem at Inchisarsfield to prevent further spread?

Sincerely,

Will and Mary O'Sullivan

[House no. has been redacted] Alden Grove

Douglas

**Eochairfhocail:** traffic, Congestion, Wildlife, Biodiversity, rezoning

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**Documents Attached:** Níl