

8th August 2021

Development Plan Submissions,
Strategic And Economic Development,
Cork City Council,
City Hall,
Cork.

Submission In Relation To Inclusion Of Lands At Knocknahorgan, Glanmire Within The Cork City Development Plan 2022 – 2028. Land Owner Tom Heneghan.

Dear Sir / Madam,

We have been asked by Tom Heneghan to make a submission in relation to inclusion of land that he owns at Knocknahorgan, Glanmire in the development boundary in the new Cork City Development Plan.

Site Size & Location:

The site has an area of approximately 0.75 hectares and is located between Springhill and the “lower road” to the south, with access being from this lower road.

Planning History: (Cork County Council)

03 4012 – Outline Permission Granted For 2 No. Dwellings.

07 4564 – Outline Permission Granted For 2 No. Dwellings.

10 5868 – Full Permission Granted For 2No. Dwellings.

15 4423 – Extension Of Duration in relation to 10 5868.

Current Zoning & Development Boundary Location:

The site is within the Prominent and Strategic Metropolitan Greenbelt Area.

The current development boundary is immediately adjacent to the site on the northern side.

Proposed Use Of Site If Brought Within the Development Boundary.

The proposed use would be residential and would be to build a number of high quality individual detached houses on the site, see attached draft site layout plan. Ideally 4 houses would be constructed.

It is proposed to have just one entrance from the public road, leading to an internal road serving the 4 dwellings.

As per the previous planning permissions granted, the proposal is to put in place a new foul sewer and water main from the site, running east to connect to the existing mains on the R615 road, which is a distance of approximately 300m. Being in a position to build 4 houses would make the putting in place of the services a viable proposition.

Flooding Concerns:

Previous concerns were raised by Cork County Council in relation to possible flooding issues. The site is not within any flood zone on the Cork City Council or OPW systems.

A stream runs to the southern side of the site and work has been carried out over the years to improve the flow in this stream and prevent any flooding of either the site or the public road.

Current & Previous Issues With The Site:

There have been ongoing issues with the site over the years, including dumping of rubbish as well as people having horses and caravans on the site. The fact that this is an unsupervised road close to Riverstown / Glanmire makes it prone to dumping both on the site itself and into the roadside stream.

The dwelling owners down hill / east of the site have ongoing issues caused by rubbish and old furniture washing down the stream and blocking culverts etc. See attached letter from Pauline & Peter Martin.

Advantages Of Rezoning / Development Of These Lands:

As well as the obvious benefit to the landowner, the following would be some of the advantages to the general area:

Development of the site would result in passive supervision of the road, which would eliminate unauthorised occupation of the site, dumping of rubbish on the road and within the site and stream. This would alleviate any concerns the neighbouring property owners have in relation to these issues.

The provision of 4 high quality houses in such close proximity to Riverstown / Glanmire would be welcomed by potential homeowners etc.

Proximity To Current Development Plan Boundary And Settlement Area:

The current development boundary is immediately adjacent to the site on the northern road side.

The Richmond Woods housing development is also immediately adjacent to the site on the northern side and the Ashwood development is within 100m to the east.

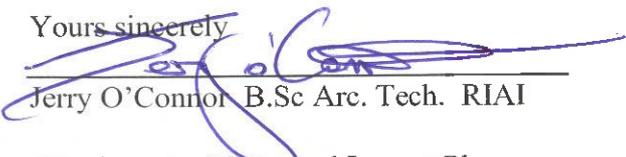
The site is within 100m of St Joseph's Church, 200m from the GAA pitches and 350m from the Hazelwood Centre shopping area, Supervalu etc.

Conclusion:

We believe that extension of the development boundary to the road at the southern side of the site would be a natural and sustainable progression, which would result in the provision of 4 much needed high quality houses within an attractive setting. It would also eliminate the current negative issues associated with this stretch or of road.

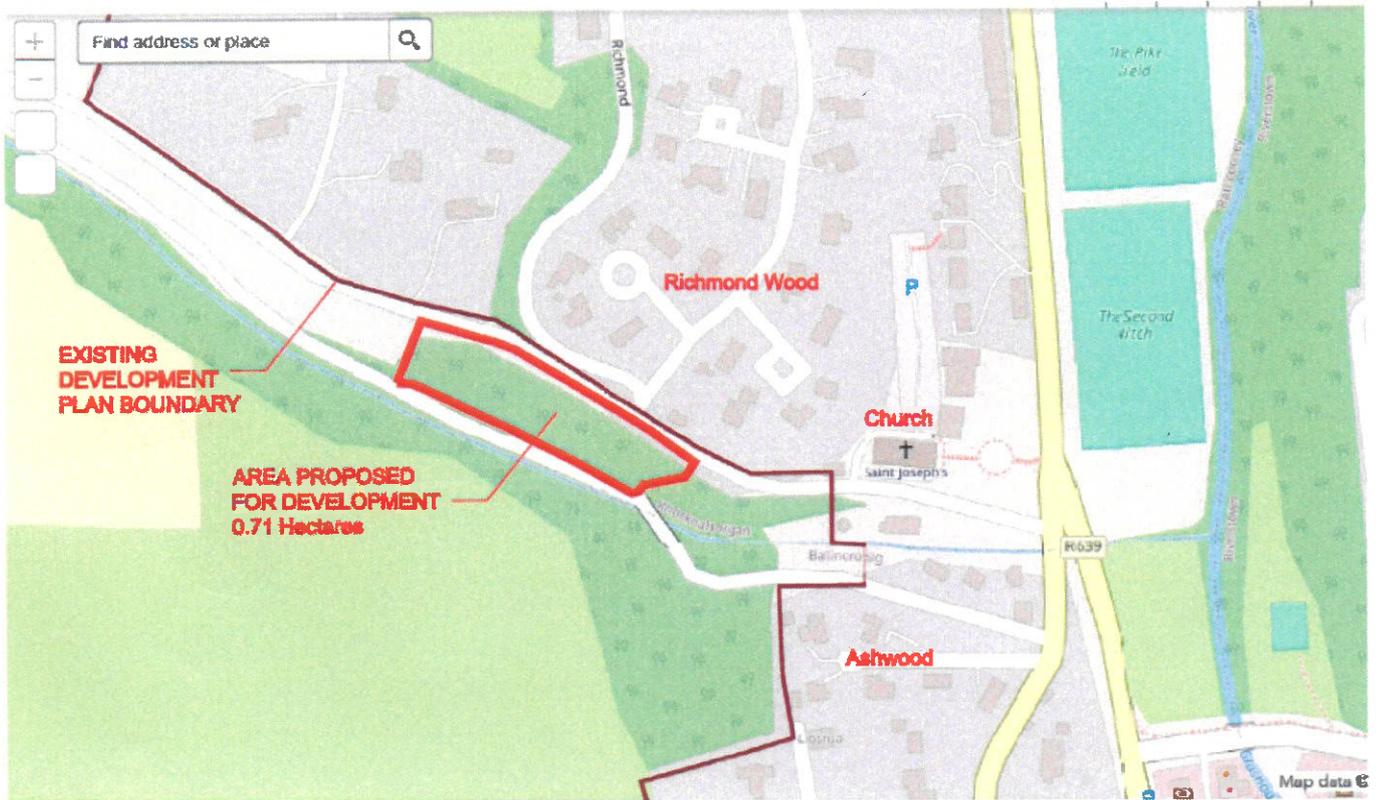
We would ask you to look favourably on the rezoning of the lands in question.

Yours sincerely

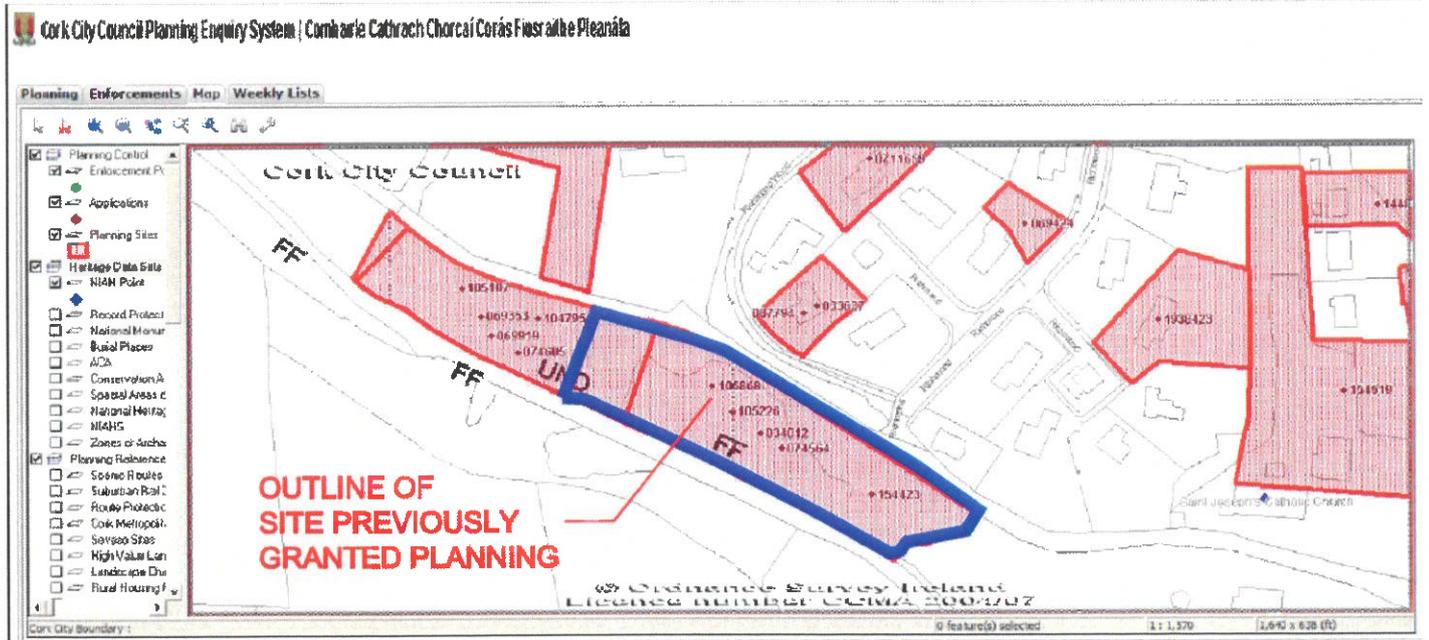


Jerry O'Connor B.Sc Arc. Tech. RIAI

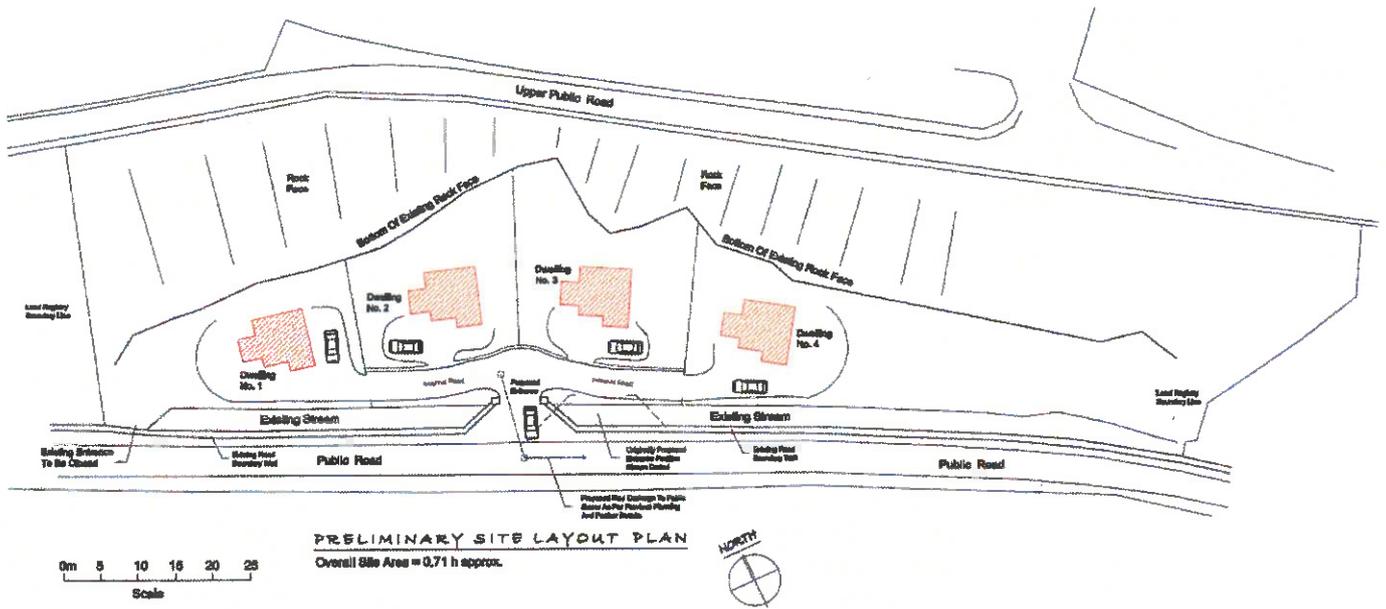
Attachments: Maps And Layout Plans.
Letter From Pauline & Peter Martin.



Site In Relation To Current Development Boundary



Extract from Planning Enquiry System.



Draft Site Layout Plan – 4 No. Dwellings

Whom it may concern.

:- Planning application at Knockrathgan Gleamire for Housing development by MR Tan Heneghan.

We wish to state we would be very much in favour to have the site adjacent to our house at Knockrathgan Gleamire to be developed for residential houses.

For many years this vacant site has caused us much distress due to the following reasons - Rubbish is being dumped and washed down the stream into our site blocking the culvert under the road.

Old furniture is being dumped on the site. Horses have been trespassing on the site and wandering out onto the road causing danger to traffic.

At times caravans and their occupants have broken into the site and have remained there until they were removed by gardai.

As this site is causing us a lot of inconvenience we hope MR Tan Heneghan is successful in his application to develop this site for residential housing.

Yours sincerely,
Line Nostra Peter Martin