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4th October 2021

## **Submission in Relation to the Draft Cork City Development Plan 2022-2028**

**Name of Interested Party : Ger O'Mahony**

**Site Location: Coolflugh, Cloghroe, Tower, Cork.**

Dear Sirs,

We have become aware of a proposal to rezone lands at Coolflugh, Cloghroe, Tower, Cork.

The lands in question are indicated on the accompanying Zoning Map as ZO 02 - New Residential Neighbourhoods. The proposal is to include a significant retail element within or associated with the proposed residential development. The justification is that no significantly sized supermarket exists in the immediate area.

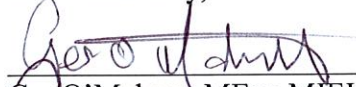
We wish to point out that a 1,450 Sq/M Supervalu Supermarket is trading less than 1000 Metres from the proposed site in the centre of Tower Village.

We consider that the introduction of what would most likely be a Discount Supermarket Retailer in the heart of a new proposed residential development would have serious negative effect on the amenity and quality of the overall development, and most significantly from a traffic perspective the site is in the immediate vicinity of both Cloghroe Church and Cloghroe Primary school, which leads to serious traffic congestion at times during the morning and afternoon.

Therefore the increased traffic volumes that another supermarket would introduce to the area would constitute a concerning traffic safety issue.

We therefore request that the specific zoning for the site is maintained as residential without any retail element.

Yours sincerely,



Ger O'Mahony MEng MIEI  
RKA Consulting Engineers.



