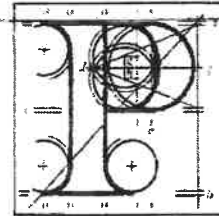


Our Case Number: ABP-320648-24



**An
Bord
Pleanála**

Catherine Nyhan
11 Aldworth Heights
Mallow
Co. Cork
P51 V2AW

Date: 07 October 2024

**Re: Proposed construction of 138 residential units and all associated site works at Spa Glen, Mallow,
Co. Cork
Spa Glen, Mallow, Co. Cork**

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

AA02

Teil (01) 858 8100
Glao Áitiúil LoCall 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Riomphost Email bord@pleanala.ie

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

From: Catherine Patterson <cathnyh@hotmail.com>
Sent: Wednesday, October 2, 2024 3:11 PM
To: LAPS <laps@pleanala.ie>
Subject: Bord Pleanala Case Number JP04.320648

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A Chara,

I refer to Section 177AE Notice - Proposed Development of 138 Residential Units and a Creche, on lands at Spa Glen, Mallow, Co. Cork - COMHAIRLE CHONTAE CORCAIGH - CORK COUNTY COUNCIL - NOTICE PURSUANT TO: SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE REQUIREMENTS OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED).

The proposed development consists of the construction of 138 residential units and a creche on a developable area of 3.79ha on a total site area of 5.26ha on lands at Spa Glen, Mallow, Co. Cork. Notice of Planning Application to An Bord Pleanála for Approval. Bord Pleanala Case Number JP04.320648.

This email is on behalf of Catherine Nyhan of 11 Aldworth Heights, St. Joseph's Road, Mallow, Co. Cork.

Please find attached:-

1. Observations with regards to JP04.320648.

Mise le meas,

Catherine Nyhan
Local Resident
0863042511

11 Aldworth Heights,
Mallow,
Co. Cork
P51 V2AW

An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

**Re: An Bord Pleanála Case Number JP04.320648 – Section 177AE Notice -
Proposed Development of 138 Residential Units and a Creche, on lands at Spa
Glen, Mallow, Co. Cork - COMHAIRLE CHONTAE CORCAIGH - CORK COUNTY
COUNCIL**

A Chara,

I am writing to you today as a resident of Aldworth Heights private housing estate with my objections to the above development which I feel is contrary to the proper planning and sustainable development of the area and materially breaches the local area plan.

Brief overview and history of the Aldworth Heights Estate:

Aldworth Heights was a serviced site estate. The first home was built in the year 2000 and the remaining 25 houses were completed in the following 3 years. The estate, inclusive of the road network and public spaces, was designed with a total number of 26 houses in mind and there was never a master plan to include any further or future residential development to be linked to this development.

Further Points of objection:

1. Cork County Council's submission seems to have omitted any proposals for the **Aldworth Heights road network**. Their intention to use our private road network is clear, but they have withheld this information as showing it would prove that the Aldworth Heights estate is not capable of servicing a proposed development of its size. I have illustrated the section of road in question on the included map.
2. "**Junction A**" shown on the included map is currently a **dangerous junction**. With no plans put in place by the Cork County Council for road improvement works in their submission this will certainly become an accident black spot. Heavy construction traffic using this junction with high frequency is most certainly going to put the current residents of Aldworth Heights in danger. On completion of the proposed development the new additional vehicular movements here will also be a danger to the public. I have included photographs at this junction illustrating "sight lines" set back at 3 metres from the road edge. Visibility is non-existent. These "sight lines" are a requirement of any new development and seem to be completely overlooked in this case.


3. "**Junction B**" shown on the included map will become a **dangerous junction** within the estate as visibility is also very poor here. I have included photographs at this junction again set back 3 metres from the road edge.
4. **Visitor parking** in the estate has always been problematic with little to no parking areas for visiting public. Houses 11,12 & 13 have no designated spaces for visitor parking. Houses 12 & 13 have 3 cars in each household and the third car has to be parked on the roadside as there is only room for two cars in their driveways. If the County Councils proposal goes ahead to use that road to access their new development the existing road will be reduced to a single lane carriageway because of the current parking situation. I have attached a photograph to illustrate a typical day leading up to the current cul-de-sac showing the common parking situation. This was misrepresented by the Cork County Council in their submitted photo montage in which they showed no cars parked on the cul-de-sac.
5. The **safety of my young children** is my highest concern. Living at house No.11 Aldworth Heights, my property is at the end of the existing cul-de-sac and with no public green areas nearby my children and I frequently use the cul-de-sac for bike riding, etc. The cul-de-sac has always been used by the children in the front of the estate for recreational activities as there is very little traffic using it. Due to the proximity of our house to the road side it will become a major concern for our children living so close to a road that will have a massive increase in traffic movements if the proposal goes ahead. The heavy vehicles that will be used during the construction will certainly cause a severe risk to public safety in the cul-de-sac.
6. **Noise nuisance** is a concern also. Due to how close the front of our house is to the roadside the heavy goods vehicles at construction stage will be a constant noise complaint for us.
7. **Construction traffic soiling the road network** within Aldworth Heights is a concern. Living in the house closest to the proposed site I am very concerned about the soiling of the road directly outside of my house. It has been proven time and again that wheel wash stations are not successful at completely cleaning the wheels of construction vehicles. Currently the residents of Aldworth Heights take a lot of pride in maintaining the estate privately. This will be impossible if site traffic uses our road network to enter and exit the proposed site.
8. **Overlooking concerns**. I am concerned about the proximity of the proposed neighbouring houses to mine. The estate of Aldworth Heights was designed using dormer houses to reduce overlooking between neighbours. The proposed neighbouring houses to the North of my house are two storey houses. The front windows of these houses will look directly into the rear garden area of my house.
9. **Potential damage to my house**. I am concerned about the potential damage that might occur to my house during the construction stage. There is most likely going to be a major amount of ground works to accomplish what the County Council are proposing. Such large amounts of ground work could potentially cause vibrations that could compromise my house structure. There is already a known issue with subsidence in the area due to poor ground conditions. My own house even had foundation underpinning completed due to subsidence issues after construction.

10. Devaluation of my property. I am concerned about the devaluation of my property and negative equity. When we purchased our property there was no concern about future development of the lands North of us. This land was deemed Agricultural land and the gate at the end of the cul-de-sac was noted as "Agricultural access". The construction of the proposed development will take multiple years to complete. In that time my property will most certainly be devalued. I am concerned that if our circumstances change and we have to change jobs or location our house will be in negative equity.

Closing statement:

The estate of Aldworth Heights is a privately owned and operated estate of 26 owner occupied homes. The infrastructure has never been "taken in charge" by the County Council. Each owner purchased their property knowing at the time that there would be no further phases of development attached to Aldworth Heights. There was no Master Plan completed at the Planning phase to illustrate further development to the lands North of the estate. It was only noted that a Right of Way access was in place for agricultural use to service the land to the North of the estate. The County Councils proposal to use the road network within the estate leading people to believe that the road is currently public is misleading and unacceptable to us the residents of Aldworth Heights. Further to that, using the Aldworth Heights road network would lead to public endangerment both pedestrian and vehicular which is highly irresponsible. The County Council should understand how important public safety standards are.

Signed:


Catherine Nyhan

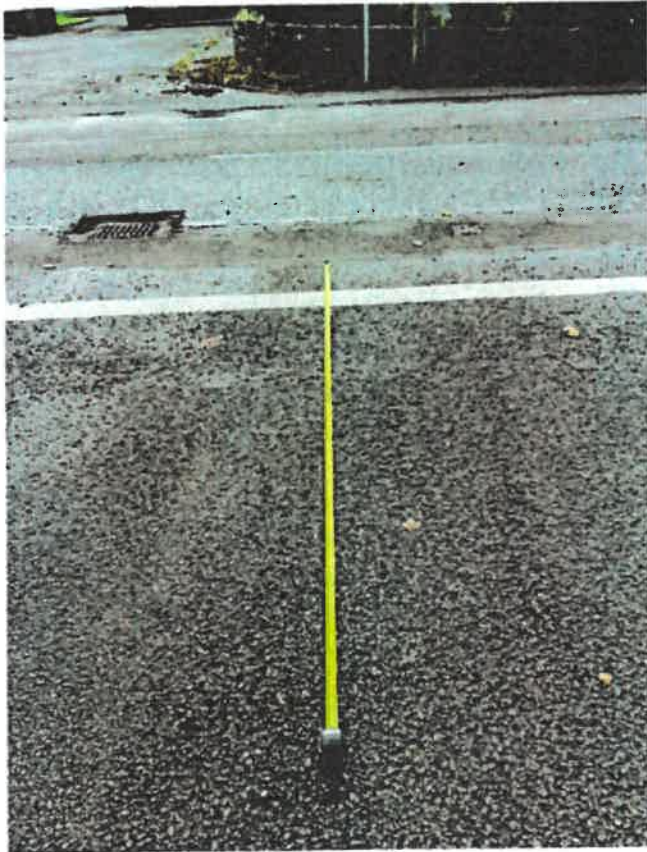
Appendices:

Map showing proposed access to proposed development highlighted green. My property, outlined in red. Proposed access point, outlined in blue. "Junction A" & "Junction B"

Photographs illustrating sight lines at "Junction A"

Photographs illustrating sight lines at "Junction B"

Photographs illustrating the parking situation in front of houses 11,12 & 13.



3m setback "Junction A"



3m setback, 1.2m high view to the East "Junction A"



3m setback, 1.2m high view to the West "Junction A"



3m setback "Junction B"



3m setback, 1.2m high view to the North "Junction B"



3m setback, 1.2m high view to the South "Junction B"



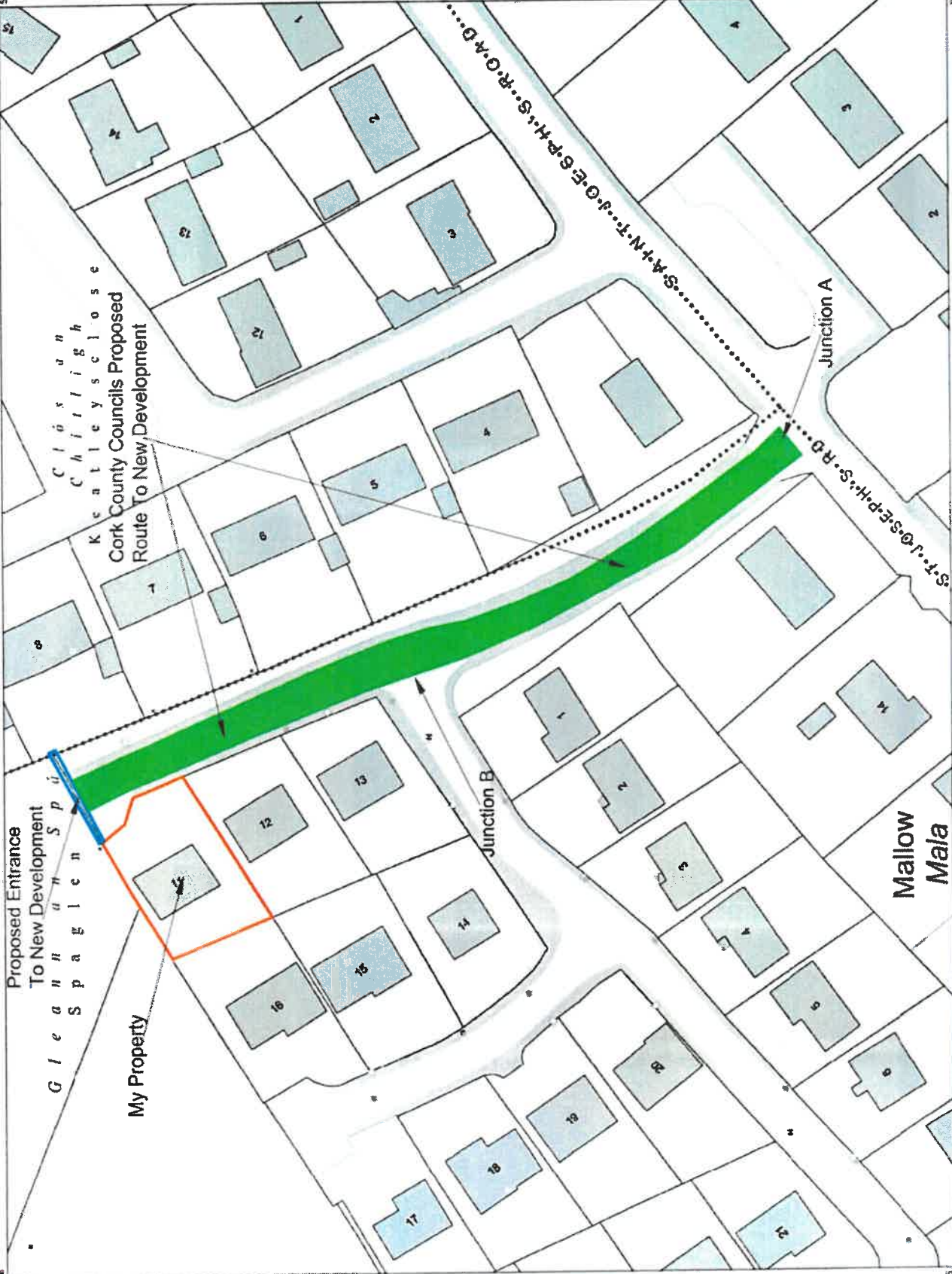
Common parking situation in front of houses 11,12 & 13



Common parking situation in front of houses 11,12 & 13

OSi PLACE Map

Tailte Éireann



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