

Response to Landscape Items in the Cork County Council (CCC) Further Request for Information on the Proposed Large-Scale Residential Development at Popes Hill/Cork Road.

Dated: 17.06.2026.

Cork County Reference: 26/44677

Landscape Items

Item 2. Northern Boundary

A review of the site layout plan shows that there is a long narrow 'strip' of land between the subject site and the Glentrasna estate. It is not taken in charge, and, as it has not been identified with a blue line on the Site Location Map. The red line does not extend over this 'strip' where proposed pedestrian accesses are located.

- a. *In order to demonstrate compliance with the mapped objective for a Walkway & Cycleway through the site, and provide for permeability, please submit detailed plans and documentation to demonstrate exactly how the westernmost of these two proposed access points will be achieved – noting that the wall through which access must be made is outside of the redline boundary where the path is currently proposed. Any plans submitted shall show the existing boundary wall and where the opening will be made.*

Response: The majority of the existing vegetation along the northern boundary is to be retained to enhance biodiversity and help integrate the development into the wider green framework of the area. The retained vegetation will be supplemented with additional low-maintenance native planting. Following further consideration and taking the comments received into account, the eastern access point to the Glentrasna estate has been removed. Refer to the revised Landscape Masterplan, Drawing No. **24184-2-101**, for the updated access arrangement and proposed landscape enhancements.

- b. *Please submit proposals for how the remaining strip between the subject site and Glentrasna estate will be accessed and managed.*

Response: The northern vegetated strip can be accessed directly from the central open space within the site, allowing for its ongoing management and maintenance.

Refer to the Landscape Masterplan, Drawing No. **24184-2-101**, for the proposed access arrangement.

Item 3. Boundary Adjacent Vegetated Areas

a. The proposal will create a very high steep embankment parallel to the northern boundary, adjacent to the Glentrasna estate. Landscaping is proposed adjacent to the northern boundary but, because of the level differences, there will be no passive surveillance of this area and it is unclear how it will be maintained.

Please submit a detailed plan addressing how passive surveillance will be established and exactly how this space will be maintained.

Response: The vegetated area along the northern boundary has been designed as a low-maintenance landscape area, with the majority of existing vegetation retained and supplemented with native planting to enhance biodiversity.

Access for inspection and maintenance will be provided from the central open space within the site. The adjoining open space and pedestrian routes will also provide a degree of passive surveillance over the area.

Refer to the Landscape Masterplan, Drawing No. **24184-2-101 for details.**

b. No details have been provided regarding how the proposed vegetation buffer on the western boundary, to the west of Block A will be accessed and maintained. The buffer is required to mitigate negative impact to the residential amenity of residents in the Popes Hill estate to the west. It is not considered appropriate to incorporate the buffer into private gardens, as it would likely be removed by owners over time.

Please address, noting that the best solution may be a combination of changing the duplex units to apartments, thus allowing for the open space to become a managed space, and a further setback of the block to the east.

Response: The planting strip along the western boundary has been provided to enhance biodiversity, minimise potential impacts on adjoining residential amenity and support the integration of the proposed development within the wider green framework of the area.

As previously recommended by the Council, the planting strip has been incorporated within the private gardens and separated by a low fence, with maintenance access gates provided to facilitate ongoing management.

Refer to Section H-H of the Site Sections, Drawing No. **24184-2-201**, for further details.