

# Dunkettle housing plan to include sports pitches

**A MASSIVE 1,200 unit housing development planned for the Dunkettle area will include more than 120 acres of public open space.**

The masterplan for the O'Flynn Construction development, which takes in the historic Dunkathel House and extends into Ballinglanna, covers a total of 237 acres.

An expected population of around 3,000 people will have access to a number of playgrounds, parklands, sports pitches and amenity areas, strategically placed throughout the development.

A separate sports complex for use by residents is planned at Caherlag, around a mile from the new housing project.

**By LOUISE ROSEINGRAVE**

*Property Correspondent*

Cork County Council has imposed a strict points system on the housing development, which stipulates a set number of recreational amenities that correlates to the number of houses planned.

The masterplan is a reworked combination of two separate planning applications previously turned down by An Bord Pleanála.

The Ballinglanna element of the project includes a community building and a multi-use games area — featuring five-a-side soccer pitches that can be converted for a range of uses, along with two local play areas.

The Dunkettle aspect includes two local play areas and acres of mature

parklands, adjacent to Dunkathel House.

Brian McCutcheon of McCutcheon Mulcahy Planning Consultants, said the revised masterplan follows a lengthy consultation process with the County Council.

"While the two planning applications have not been radically changed, a number of issues such as infrastructure, commercial space and recreational amenities have been addressed.

"The close detailing in the plan has been refined and this public consultation process will serve to take on board any further concerns of residents," he said.

The development, which includes a variety of house types, will take between five and seven years to construct.

## Developer confident in Cork market

DEVELOPER Michael O'Flynn is confident in the future of the Cork property market.

The final touches are being put to his plans for a €300 million housing development at Dunkettle/Ballinglanna and a planning application for 1,200 new houses is expected to be submitted before Christmas.

If planning is secured, the first of these homes will hit the market in the next 18

months to two years' time.

"The property market is not good right now but this isn't something we haven't seen before," he said.

The overall project covering 237 acres on the eastern outskirts of Cork city, will take five to seven years to complete.

O'Flynn says the strength of the location — its proximity to Cork and a new rail station planned at Dunkettle — will secure its success.

"The first of these houses will be coming on the market in a year and a half to two years' time, and the location is highly accessible.

"I am fully confident in the future of the Cork property market," added Mr O'Flynn. The application is a revised combination of two separate planning applications previously turned down by An Bord Pleanála, primarily because of inadequate infrastructure.