

O'Flynn's €300m new plan for Dunkettle site

O'FLYNN Construction has unveiled new plans for a €300 million development to include 1,200 houses on the eastern outskirts of the city.

The plans, revealed at a public information evening in the Silver-Springs Moran Hotel last night, feature two separate housing developments, at Ballinglanna and Dunkettle, both of which were previously rejected by An Bord Pleanála (ABP).

Fresh plans combine the two previous applications as part of a new overall masterplan for a 237-acre land bank that takes in Dunkettle and Ballinglanna, next to Glanmire, stretching out towards Glounthaune.

The primary changes to the previous plans for both sites include provision for additional infrastructure, a village centre to serve the new community and a site for a primary school.

The development will include access to the Cork to Middleton rail line, via a new station planned for Dunkettle.

Plans for the historic Dunkathel House have changed from previous plans for a visitor centre, which is now considered 'unviable', to possible office or corporate use.

The project will take between five and seven years to complete and the developer expects to lodge

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a planning application before the end of the year.

Developer Michael O'Flynn said his company had addressed all the issues raised by ABP in refusing permission for the two previous developments.

"After the refusal by the board, we took a fresh look at the entire scheme.

"We conducted numerous consultations with the county council and addressed all the issues raised. Now we have submitted both together," he said.

Citing an inadequate national road network, ABP refused O'Flynn Construction plans for a 638-home project at Ballinglanna last January.

"The major issue was infrastructure, which we believe has been addressed now," said Mr O'Flynn.

The development now features a slip road under the Dublin Road to link up to the planned train station.

A commercial centre has also been added to the plans.

The village centre will feature an anchor tenant, a crèche and a medical centre with apartments overhead.

Residents present at the information session last night reiterated their concerns over the impact of the development on the local road network and on access to the city.