

Mark Birch,
Acting Programme Manager,
Housing Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork,
T12 T997.

17th April, 2025

To whom it may concern,

Cork Chamber welcomes the opportunity to contribute to the public consultation on the Part 8 planning notice for the development of 80 units at Glyntown in Glanmire, Cork.

Cork Chamber represents 1,200 members together employing 130,000 people throughout the city, metropolitan area and county. Our vision is to lead a transforming and ambitious Cork City and County, uniting, representing and supporting our members and community. Our direction is guided by our formal pledge to uphold the United Nations Sustainable Development Goals. Cork Chamber has also been designated an SDG Champion by the Department of the Environment, Climate and Communications for 2024-25.

Cork Chamber's advocacy efforts are guided by the views and priorities of our partners, and are shaped by our continuous engagement with members, our board and key stakeholders in Cork City and County. Cork Chamber is deeply committed to sustainability, embedding it within all our activities and initiatives.

Housing delivery has consistently emerged as a top priority, particularly with regard to housing supply in the Cork metropolitan area. Cork is the fastest-growing city region in Ireland, and it is vital that housing delivery keeps pace with this demographic growth.

The site identified for this proposed development at Glyntown in Glanmire is approximately 20 minutes from Cork city centre and is an appropriate location in terms of enabling the development of the community in Glanmire. It also facilitates commuters who may be working in urban centres in and around the city, including Little Island and Ringaskiddy.

Existing amenities, including parks, supermarkets and schools, are already in place, and the majority of the subject lands are zoned for a new residential neighbourhood.

The non-alignment of stakeholders has proven to be a significant barrier to the delivery of homes and Cork Chamber has heard from many members about issues with utility connections and viability when it comes to delivering housing projects.

Given the importance of these schemes in responding to the existing housing crisis and future-proofing Cork for anticipated population growth, it is essential that such blockages are removed and that housing is developed as a matter of urgency where possible to do so.

With Cork's population projected to grow considerably in the coming decades, urgent action is needed to mitigate existing shortfalls and keep pace with growing demand in the city and county. The Housing Commission has estimated that, as of the 2022 census, there was a housing deficit of between 212,500 and 256,000 homes in Ireland, and accordingly a deficit of between 24,000 and 29,000 homes in Cork in line with Cork's population.¹

Cork Chamber notes that the recently published final draft of the National Planning Framework (NPF) that ambitious population targets for Cork have been retained and increased from the initial version of this document, published in 2018. It notes a projected increase in the population of Cork city and its suburbs by 96,000 people to at least 320,000 by 2040, with 50% of this new population to be within the existing city and suburban footprint.²

To that end, developments such as that proposed for Glyntown, Glanmire are essential. The proposal includes some 80 dwellings of varying size, accommodating a number of different household sizes.

In addition to housing, sustainability is a pressing concern for our members. This includes public transport and Cork Chamber would encourage Cork City Council and all associated stakeholders to engage as a matter of urgency to ensure proper and viable public transport and active travel infrastructure is in place to serve this development, if approved. This should include regular and reliable bus connections to Cork city and other centres of population and employment, as well as cycle lanes and footpaths that would allow people to choose active travel options instead of relying on private cars for transport.

It is noted and welcomed that the design includes space for more than 200 bicycle parking spaces.

Supporting housing development in a sustainable, future-proof is a key focus for Cork Chamber and its members. Developing on suitable sites in areas in and close to the city is an essential component in meeting the ambitious housing and population targets mapped out for the region and is crucial in responding to the immediate issue of the housing crisis.

Yours sincerely,



Conor Healy
CEO

¹ [Report of The Housing Commission](#)

² Final draft of the National Planning Framework, P22, <https://cdn.npf.ie/wp-content/uploads/Final-Draft-Revised-National-Planning-Framework.pdf>