

**An Bord Pleanala**  
**64 Marlborough Street,**  
**Dublin 1.**  
**D01 V 902**

**Phyllis Higgins,**  
**15 Westbourne Park,**  
**Magazine Road,**  
**CORK.**

**24<sup>TH</sup> APRIL 2017.**

**REFERENCE NO: 16/37214**

A CHARA,

I, Phyllis Higgins along with the residents listed wish to make a third party appeal to An Bord Pleanala against the decision to grant planning by Cork City Council to Mideam Limited planning reference no 16/37214.

I, and the residents of the surrounding areas ( copies of their submissions to Cork City Council are enclosed in the appeal package ) have real concerns, that none of the substantial issues raised were taken on board by the Cork City Planners in the permission granted to Mideam Limited on 4<sup>th</sup> April 2017.

1. The scale, mass, bulk, and height of this development is inappropriate for its location.
2. The lack of provision of Car Parking. To say the occupants won't have cars is unrealistic.
3. Traffic management and Pedestrian Road Safety .
4. Management of Waste and location.
5. Lack of amenity space for residents of proposed development.
6. Poor Public Realm.
7. Lack of Lighting.
8. Drainage and Sewage Plans.
9. Disregard for the Heritage and Cultural importance of the Dunleary Site.
10. Development cannot be dealt with in isolation, to the surrounding area given the number of houses already succumbed to student accommodation.  
There are approximately 2,086 bed spaces planned for UCC students at present in locations included.

- The former Coco Cola site, Carrigrohane Road.- 400 student bed Spaces.
- Gillan House, Farranlea Road-161 student bed Spaces
- Square Deal, Cork City Centre-300 bed Spaces.
- Former Muskerry Filling Station-200 student bed Spaces.
- Former Crows Nest, Victoria Cross -200 student bed Spaces.
- Former Beamish & Crawford site, Cork City Centre-470 bed student Spaces.
- Riordans Joinery, Bandon Road-350 bed student Spaces .

11. The Proposed Development fails to satisfy the Residential Strategic Objectives contained in Chapter 6 of the 2015 City Development Plan.
12. The very need for 24 hour security as proposed by the developer demonstrates an understanding of the level of anti-social behaviour that would be generated from this development.

While the above highlight many of the concerns of myself and the Residents a more comprehensive picture can be found by reading the enclosed submission.

I trust when looking at this Appeal that An Bord Pleanala will take the above issues on board, which are a real concern to me and my neighbours, and keeping in mind that this is an area that is Zoned Residential, and in the interest of a sustainable community.

Yours sincerely,

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PHYLLIS HIGGINS & THOSE LISTED BELOW.

ENCL: