

**MAGAZINE ROAD & SURROUNDING AREAS RESIDENT'S ASSOCIATION.**

**C/O PHYLLIS HIGGINS**

**15 Westbourne Park,**

**Magazine Road,**

**CORK.**

**10th May 2017**

—  
Planning & Development Directorate,  
City Hall,  
Cork.

**Planning Application; REF :17/37374**

Student accommodation O'Riordan's Joinery Bandon Road.  
Application date: 12/4/2017.

A CHARA,

We the residents of the above Association strongly object to the Building of 49 Apartments at Den Roche's Cross on the following grounds:-

- 1) This proposed development is on a scale that is not in keeping with an established residential area. 34 No 8 Bed apartments plus.
- 2) The proposed development includes apartments accommodating up to 8 students. This is for all purposes a Hostel type accommodation which would require maintenance, management, health and safety supervision on a 24/7 basis.

There are only 26 parking spaces proposed for this 350 plus bed student accommodation. This is inadequate, as in our experience most students have cars today. The parking situation is already saturated and there is fierce congestion of traffic in the areas around the proposed buildings. This development will not help the situation.

- 3) A development of this scale requires amenity space for the Residents. The recreation space in this development is adequate.
- 4) The size and the scale of the proposed development will overshadow and overlook adjoining Residential properties, which will be 150 ft higher than most adjoining houses of 30 ft.
- 5) The view of this development from the Lough is intrusive to the landscape and not in keeping with the topography of the area.

- 6) No proposals to monitor the adjoining homes during this construction to prevent cracking of Walls or subsidence.
- 7) What are the proposed Waste Management plans for the site?
  
- 8) What are the proposed Traffic Management plans for the site?
  
- 9) Cork City Council own development plan states that new developments should create opportunities to improve the public realm. This proposal shows no improvement to the public realm.
  
- 10) The scale of this proposed development will result in a congested site.

We the undersigned trust that when Cork City Council make their decision on this planning application it will take on board the concerns raised above.

This planning application cannot be decided in isolation, given the numerous live applications with the planning department for Student accommodation at present. In fact we believe, Cork City Council need to put in place a policy around Student Accommodation and a Regeneration Plan for this area before there are any more Planning Applications granted.

Yours sincerely,

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Phyllis Higgins.

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Catherine Clancy

On Behalf of The Magazine & Surrounding Areas Residents Association

Encl:

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