

MAGAZINE ROAD & SURROUNDING AREAS RESIDENT'S ASSOCIATION.

C/O PHYLLIS HIGGINS

15 Westbourne Park,

Magazine Road,

CORK.

We have reviewed the above Student Strategy for Cork City and wish to raise the following issues.

CORE OBJECTIVE OF THE STRATEGY.

- 1) Where purposed purpose built Student Accommodation is to be developed, there is no reference to the strengthening or to support the attainability of existing communities.

LEGISLATIVE CONTEXT.

- 2) There is no distinction or requirement of planning permission to change the occupation of a dwelling from single to multiple-occupancy. Any new Policy on Student Accommodation should include a requirement of planning permission to change the use of a dwelling.

LOCAL PLANNING POLICY.

- 3) In the Local planning policy ,under the area of amenity ,this needs to be strengthened and specified as to the requirements of amenity space to be provided, within the complex indoor and outdoor for the use by the occupiers. In our experience of Student Accommodation in our Area this has not been included. Any planning or P.B.S.A should be seen as an opportunity to improve public realm so Cork City Council Planning Dept **must** develop a policy on public realm in relation to height and scale of development.

That Cork City Council develop a policy in areas of high density student accommodation that Resident's only parking permits are allowed and that parking only permits are **not** allowed for short term lets, to address chronic shortage of on street parking spaces at present.

INTENDED OUTCOMES.

- 4) Strategies need to be specific and implemented. In our experiences we have reached a saturation of Student accommodation with little or no support from existing statutory bodies to reclaim and sustain our communities. While we as a Resident's Group established in 2017 are doing our best to build relationships with the College, Student bodies, Landlords and local councillors. In contrast to this Cork City Council Planning Department, in no way took our concerns on board. while making their decision on the Dunleary House Development, and did not Support the Residents and the Communities

Cork City Council also need to develop a policy of a maximum occupancy per room. Recent application for O'Riordan's Joinery showed 8 bedroom apartments in the plans. The management and maintenance of all student accommodation, including apartments or residential houses need to be outlined in all planning permissions granted. Where no parking spaces are provided, or required within a planning permission granted Cork City Council need to have a system where the properties are **Red flagged** and applications for Disc parking refused.

Ideally Magazine Road and Surrounding Areas Resident's Association would welcome a meeting with City Planners to have an **oral input** into future policy.

If you should require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

CATHERINE CLANCY.

CHAIRPERSON FOR MAGAZINE ROAD & SURROUNDING AREAS RESIDENT'S ASSOCIATION.