

Magazine Road and Surrounding Area Residents Association

c/o Phyllis Higgins
15 Westbourne Park,
Magazine Road,
Cork
12.02.2018

Planning Objection to Planning Application Ref No: 18/37734
Applicant: Denis O Brien Developments (Cork) Ltd
Agent for the Applicant: McCutcheon Halley Chartered Planning Consultants

A Chara,

In relation to planning application 18/37734 (one residential dwelling), which is associated with planning applications 18/37735 (apartments) and 17/37683 (Dunleary House), we submit the following objections:

- 1) We believe that this house cannot be looked at in isolation, as it is within the boundary of three concurrent planning applications, the other two being an apartment development by the same developer, and the redevelopment of Dunleary House which includes seven new houses, also by the same developer (under his company name Mideam Ltd). The cumulative accommodation provided by these developments is not sustainable given the location and nature of the area.
- 2) This house should not receive planning permission as the architectural design is not in keeping with the surrounding Victorian houses and streetscape. This area is designated within the **Cork City Development Plan 2015 as an Architectural Conservation Area**. The external contemporary facade of the house is entirely inappropriate given the designation of the conservation of the area and will not contribute positively to the aesthetic of the street scape. Attention is drawn to two existing relatively new houses on the corners of Magazine Road/Coolgarten Park, which appear to be similar in appearance, and are widely derided for their ugliness and inappropriateness to the streetscape.
- 3) The house comprises 4 bedrooms, yet only one parking space is provided for according to the submitted plans. In the event of a car being parked in the driveway as proposed, it would not be in keeping with health and safety standards, as the doorway will be partially blocked. In addition, there is a severe lack of parking in the immediate area and the cumulative addition of 120 bedspaces will be catastrophic for the immediate area. There are no available parking spaces in the street from Monday to Friday thus inconveniencing residents attempting to get home from work, school, etc. Unlike normal residential areas, there is no turnover of parking spaces as students park on a Sunday evening and leave the car stationary until Friday evening when they drive home. The traffic wardens in the area are well aware of the daily problems suffered by permanent residents.
- 4) We note that the cumulative proposed developments, from the three associated developments from the same developer on the same site, consist of more than 9 dwellings and therefore should not be exempt from the Part 5 requirement. We believe a redesigned house, in keeping with the conservation status of the area, should be used to fulfil the developers Part 5 requirement.

In conclusion, we again, as residents, highlight the disadvantage we are at when making any objections/submissions as we are not granted any pre-planning discussions with the planning authorities. Only the developer is granted this right, as evidenced by section 19 of the

Supplementary Application form, “Pre-planning Consultation”, which states that Kevin O Connor, Senior Executive Planner, is supportive of the principle of the development.

We trust that the concerns raised above will be given due process.

Sincerely,

Phyllis Higgins

Catherine Clancy

On behalf of the Magazine Road and Surrounding Area Resident’s Association