

Magazine Road & Surrounding Areas Residents Association,
C/O "Linden",
Coolgarten Park,
Magazine Road,
Cork.
T12 E5XR
7th Feb 2019.

An Bord Pleanála,
64 Marlborough Street.
Dublin 1.
D01 V902

Dear Sir/Madam,

ABP 302803-18 (ABP PL28.300697/ TP17/37374)

419 bedspaces in 4 multi-storey blocks at O’Riordan’s Joinery, Bandon Road and on the undeveloped green parish field at the Church of the Immaculate Conception at the Lough, Cork.

As an organisation representing residents of area where this proposed development is planned, we believe we are at a major disadvantage in not being afforded the same opportunity as the developer, with regard to Pre-Planning Meetings. However, despite this disadvantage we wish to make the following submission.

- 1. Proposed scale height/massing and visual impact:** The Lough is a treasured and unique area of Cork City and has been for generations and this development totally destroys this uniqueness. It will change forever the views from the Lough, which has a predominantly rural feel, along with panoramic views of the North side of the city. Building at this scale on these sites is completely unacceptable. The old existing dwellings overlooking the Lough which are all part of its beauty will be completely dwarfed by this development. Par. 10.25 of the Cork City Development Plan states that any plan or proposal that would cause unacceptable harm to local views of significance and their settings would not be acceptable yet this proposed development does exactly that. The Development Plan also states that any new development must take the opportunity to improve the public realm and visual aspect of the area. The photo montage P6 - Elevation Strategy supplied by the developer appears to show the trees disguising the development but this is an entirely false image as the trees shown are down on the grounds of the Lough itself and not on the site. This is just token landscaping by the developer. We request that mature trees be planted on the site to soften the view from the Lough rather than have it dominated by an ugly concrete structure which is what is proposed. With the height of this new proposed development there will be a total destruction of the local views as all four blocks will be clearly and overbearingly visible all year round. We totally disagree with the applicant stating that the proposed development is in keeping with its urban centre location. The Lough is a unique area of calm, beauty and nature just minutes away from an urban centre and will be destroyed forever by this development. With this development being close to a nature reserve, has an environmental plan been submitted ?

- 2. Overshadowing and entirely negative impact on existing residential community:** The houses surrounding this proposed development are small old terrace houses, which are part of the character of the area. These houses are now going to be completely dwarfed by this development with a hugely negative impact on privacy and light source for residents living close by. Has a Shadowing Survey been carried out to determine the effect on local and surrounding residences and properties? Has a study been carried out/submitted on the potential damage during construction to the structures of the many dwellings adjoining the site? The developer has failed to engage with any of the residents group to date.
- 3. Demand for student accommodation in the area:** This area already has a huge density of student accommodation. This development should not be dealt with in isolation due to the recent number of student developments already built or planned. Prior to this application over 2000 bed spaces have been built or in the process of being built within 1.5Km of this development. Besides all these PBSA developments close by (Dorgan's Rd, Sheraton Court, Barrack Street etc.), at least 50% of what were once residential houses are now owned by landlords renting to students, and this development is likely to further destroy what was once a vibrant residential community. This is despite Cork City Council not having a strategy or plan in place for student accommodation. In the interests of proper planning and clarity for residents, we strongly believe that no further planning should be granted in the area without a proper strategy/plan in place. As part of the Cork City Development Plan and in the interests of sustainable community areas, demand should not be at the expense of an existing residential area.
- 4. Integration with existing footpath and management of the site:** The developer proposes three possible pedestrian access routes to the Lough, all of which would severely damage the amenity for both residents and visitors to the Lough alike. These do not facilitate access to CIT or UCC, but to the residential amenity of the Lough, which would be very advantageous for the developer's plans for summer lettings. A laneway to the Lough was gated by Cork City Council some time ago in response to the antisocial behaviour taking place and to alleviate the fears and experiences of local residents. It is unthinkable that this should be re-opened to facilitate pedestrian access to this development. There is no valid reason for this development to have access to one of the City's most treasured areas. In the interests of proper management of the site and from a Health and Safety aspect there should be one entrance/exit only ie. Bandon Road, similar to all other PBSAs close by. Has a Management Plan for the day to day running of the development been submitted when fully occupied? Again in the interests of an orderly management and disposal of waste, has a Waste Management Plan been submitted? We would have huge concerns that rubbish/refuse bins are not presented in a visible sense on Bandon Road.
- 5. Use of Public Funds on the Proposed Development:** The Developer has applied for major junction changes at Denroche's Cross which will have a huge negative impact on an already very busy junction. This would allow a private developer take over and make alterations to what is public land/road and expect Cork City Council using taxpayers money to fund these changes solely for its benefit.

We request that you reject this application on the basis of the devastating effects it will have on one of the most historic areas in the country and the existing residents living close by. We repeat that it should not be taken in isolation due to recent number of PBSAs built and planned for in the area.

Yours sincerely,

Aidan Cahill,

Secretary,

Magazine Rd & Surrounding Areas Residents Association