

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Michael & Abina Batt

(b) Observer's postal address

Avalon, Old Whitechurch Road, Cork.

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

N/A

(b) Agent's postal address

N/A

Postal address for letters

3. During the process to decide the application, we will post information and items to you **or** to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

313994

- (b) **Name or description of proposed development**

Demolition of disused Hurley manufacturing factory and associated outbuildings, construction of 319 no. residential units (203 no. houses and 116 no. apartments) Cork GAA Lands, Old Whitechurch Road, Kilbarry, Cork City.

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Old Whitechurch Road, Kilbarry, Cork City.

Observation details

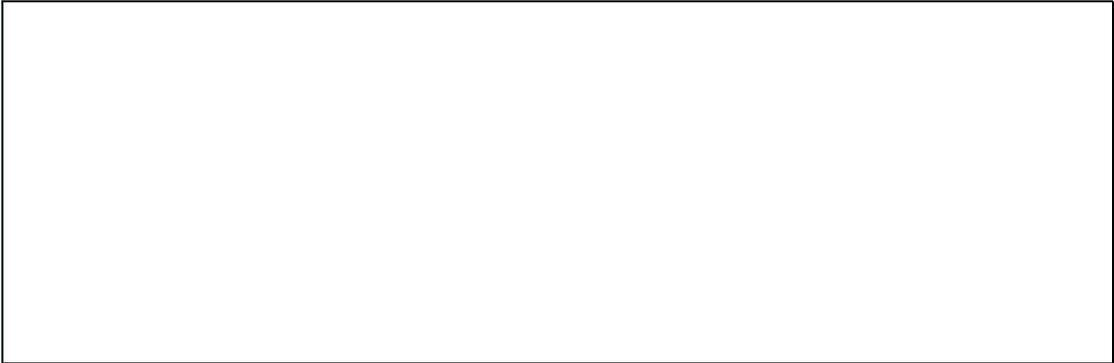
5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

1. The existing houses on the Old Whitechurch Road are 99% Bungalow type dwellings. The proposed dwellings on the Western side of the site contains Duplex Blocks A, B and C which will be a dreadful sight compared to the idyllic view on the Old Whitechurch Road. These cannot be allowed so close to the existing dwellings and must be replaced by lower height compatible units.
2. The proposed road layout will direct a high traffic count in the vicinity of the Creche. This will be a major Health & Safety concern but this danger can be reduced by making more feeder roads from houses in the N.E. side of site onto the proposed spine road on the Southern side. This will encourage more traffic to enter/exit development via the Dublin Hill entrance, thus avoiding the Creche area.
3. With the development of Cork City Council site on the Old Whitechurch Road (proposed start in late 2022 of up to 700 units) the traffic count on Old Whitechurch Road will be unsustainable, and so it is imperative that the traffic from this proposed development will be encouraged to use the Dublin Hill entrance at the Eastern side. By re-organising the road layout within the site and having easier access to the southern spine road , this can be achieved.

5. Grounds



Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Remember: You can insert photographs and similar items in part 5 of this form – Observation details

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



For Office Use Only

| FEM – Received | | SHU – Processed | |
|-----------------------|--|------------------------|--|
| Initials | | Initials | |
| Date | | Date | |

Notes