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30/31 Shandon Street

Cork city

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We recognise the significance of the proposed development particularly the proposal to build 1 bed apartments given the dearth of these in Cork city currently.

We appreciate that if this development progresses it will assist in addressing the urgent need for housing of all types across Cork City.

While housing is at the forefront of our concerns and a top priority, we must ensure that we are building not just houses but homes within sustainable communities. We would highlight a need for further infrastructure, particularly sustainable transport infrastructure and the provision of a bus route given the high level of housing planned in the immediate vicinity of the development in coming years.

We must ensure that we are, in every way possible, preserving the Murphy’s Rock amenity, as prescribed in the latest City Development Plan, and doing so with the distinct lack of similar amenities in the area and the cultural and historical significance of this amenity in mind. The Murphy’s Rock facility is a huge asset to the local community, and we want to acknowledge the phenomenal work done by those within the community to recognise the history of the amenity. We would also request that, prior to development, a wildlife survey be carried out in the area to ensure existing wildlife is protected. To create an accessible, natural, historically rich amenity in the area could be a beneficial consequence of this proposed development.

We would query whether the proposed multi-storey apartment blocks will overlook Murphy’s Rock and whether these could be located in another area of the development given the size of the site, such as to the south of the proposed development situating them closer to the road and reducing their impact on the landscape.

We welcome the proposal to formalise current informal pathways but would request that this be done sensitively and with biodiversity and landscape in mind. Using natural materials to build accessible footpaths must be considered in preference of harsher, less environmentally sensitive solutions. The importance of this area will be increased given the planned housing developments.

Finally, taking into consideration the strong community ethos of the grassroots led GAA, the future pricing of these homes must recognise the extreme pressure currently being experienced by ordinary families and workers and priced accordingly. Thus, given the GAA’s core values of enriching communities and ensuring sustainability in the financial management of assets, failure to deliver these homes at an affordable rate will not be in line with the ethos of the organisation.