



An
Bord
Pleanála

Observation on a Planning Appeal: Form.

Your 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:

Your full details:

(a) Name

Colette O'Gorman

(b) Address

[Redacted address information]

Agent's details

2. Agent's details

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

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

Postal address for letters

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

You (the observer) at the
address in Part 1

The agent at the address
in Part 2

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) **Planning authority**

(for example: Ballytown City Council)

Cork City Council

(b) **An Bord Pleanála appeal case number (if available)**

(for example: ABP-300000-19)

LH28.321.688

(c) **Planning authority register reference number**

(for example: 18/0123)

2443031

(d) **Location of proposed development**

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

Phase 1, behind Woodville Terrace, Station Road, Blarney, Cork T23 CF95

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

1. Sewer - The sewer is not adequate to take the pressure of more sewerage. We have experienced unreal toxic smells coming from the sewer running outside of our house for years now. There is a development called Woodfield in Station Road. When this was built, the builder had to install a pumping system to pump the sewerage into the main scheme as below level of road. Unfortunately, the pump initially installed was not adequate, plus the developer went into liquidation and it took years for the Cork County Council and then the Cork City Council to take the estate over. A new pump had to be installed before handing over to Irish Water. This took years. At times the monitoring of the sewerage levels had been overlooked in Woodfield and when we complained of the smell, a private company had to go there to clean out the sewerage system in Woodfield. When this accumulation of sewerage was released, it would either cause a blockage or the gasses would escape back up the main sewerage pipe and escape through our house and other houses in Woodville Terrace. We have had years of this. It was blocked again before Christmas. Also, the Blarney Business Park sewerage flows into the main sewerage pipe coming down the Station Road. That park has expanded x 200% over the years, however the sewer has not. Now another 246 units are supposed to be developed and even more sewerage will be flowing into the main sewer? You can even get a smell coming from the drains during dry weather when walking the road at all times of the year.

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2. Traffic – I cannot understand how it is proposed to put even more traffic on to the Station Road. It has been surveyed and highlighted numerous times that the Station Road is at full traffic capacity. The volume of traffic and speed at certain times of the day is totally unacceptable. It must be the only road in Ireland where it is okay to drive +100 Km and overtake cars on a narrow road where there are people living, numerous pedestrians and cars parked. At peak times, it is impossible to turn right at the end of the road with the volume of cars coming from Tower.
3. The development of apartments behind Woodville Terrance – It was initially proposed that these apartment blocks were to be situated nearer the Ring Wood. However, this was disputed by the Castle Estate and the apartments were moved to behind Woodville Terrace. The blocks are meant to be 3 & 4-story in height. They will be higher than the roofs our houses. The block behind me will totally block the light from our back garden. As we have lived there for 58 years, how can this be acceptable? Also, with the block being higher than the houses, we will have no privacy.
4. I was informed also that the developer has no intention of developing a roadway behind Woodville and only a timber fence is to separate us from the new development. We have suffered years of anti-social behaviour and because the divide is timber and not brick, this will encourage anti-social behaviour directly behind us going forward. A roadway is required as when the footpath and road are eventually widened, we will not be able to park our cars @ the front of our houses, so it was assumed that a roadway would be developed

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during the build for us to take our cars off the main road. The Cork City Council and developer are using the fact that the terrace is private housing, they are under no obligation to accommodate us.

5. We hear every day about gas emissions and people's mental health. I feel that as a resident in Woodville that we are being bullied by the developer, the Castle Estate and Cork City Council into giving up any quality of life in order that this development can be built. There is no consideration despite living there for 58 years and in fairness nobody has an objection to houses being built but this development proposal is beyond belief.

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.

Fee

7. You must make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our **Fees and Charges Guide** on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.



Approved by NALA