

Observation on a Strategic Infrastructure Development Application

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

Seamus Mulcahy

(b) Observer's postal address

13 Assumption Place, Station Road, Blarney, Cork,
T23C430

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

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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.

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

321688

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

Ringwood Development, Ringwood Shean Upper, Blarney, Cork

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

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

Ringwood Shean Upper, Blarney, Cork

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).

An Bord Pleanála

Case Details: 321688

Board Pleanála Case Reference: LH28.321688

Planning Authority Case Reference: 2443031

Re: Observation on Proposed Housing Development, Station Road, Ringwood, Blarney, Co. Cork

Dear Sir/Madam,

I am writing to formally submit an observation regarding the proposed housing development at Station Road, Ringwood, Blarney, Co. Cork. I reside at 13 Assumption Place, which will be directly adjacent to the location of the proposed second phase of the development. While I recognise the pressing need for quality housing and have no objection in principle to residential development in this area, I wish to highlight several significant concerns that I believe must be addressed to ensure the development is appropriate and sustainable.

1. Access and Traffic Management

The proposed entrance to the site on Station Road is unsuitable for a development of this scale. Station Road is already heavily trafficked, and the additional vehicles from this development will exacerbate congestion, particularly during peak hours. Residents like myself will face considerable difficulty accessing our homes or commuting.

The bottleneck at the entrance to the site and at the bottom of Station Road, compounded by traffic from the Tower area, will create severe delays and safety hazards. I strongly recommend the implementation of an alternative access road to the site, specifically designed to divert construction and residential traffic away from Station Road. Additionally, I propose limiting the Station Road entrance to a cycle path and pedestrian access, which would alleviate some of these concerns.

2. Impact of Apartment Buildings on Adjacent Properties

The proposed construction of four-story apartment blocks directly overlooking Woodville Terrace is deeply concerning. These buildings will significantly overshadow the existing homes, blocking natural light and impacting the quality of life for long-term residents.

5. Grounds

Please see the omitted contiguous elevation drawing attached. These drawings were not illustrated as part of the planning application. They would show the gross overbearing scale of the proposed dwelling on the existing residential amenity and station road. The withholding of this elevation has serious impacts on the validation process, and public representatives expressed concerns when this was shown to them.

Residents in Woodville Terrace have the right to light having continuously availed of it for at least 20 years without interruption. My wife has lived in our home for 66 years, and the loss of sunlight, particularly in winter, would be devastating. The apartments will also create a visual intrusion, with windows overlooking private back gardens, further diminishing privacy and comfort for residents.

3. Drainage, Flooding, and Sewage Capacity

The area has experienced drainage and flood issues in the past, and it is unclear how the proposed development plans to mitigate these risks. Additionally, the sewage system on Station Road is already under significant strain. These infrastructural challenges must be addressed comprehensively before proceeding with the development.

4. Lack of Community Infrastructure

The Blarney area is already underserved in terms of community facilities. For example, there is only one doctor's surgery in Blarney and another in Tower, both of which are operating under considerable strain. It is currently very difficult to secure a medical appointment, and this development will only exacerbate the strain on these essential services.

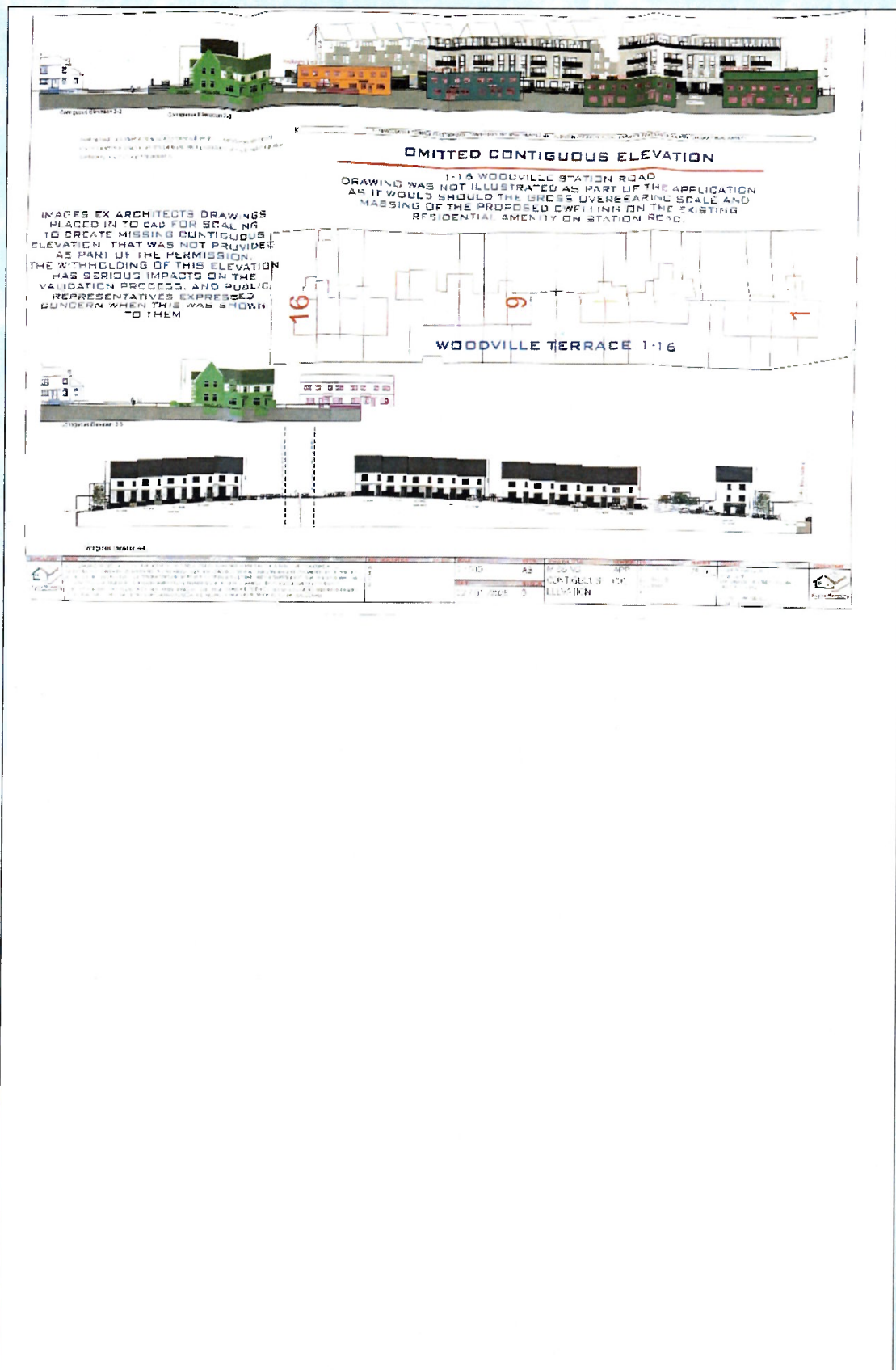
Conclusion

While I support the principle of housing development, it is essential that the concerns outlined above are addressed to ensure the project benefits both new and existing residents. I urge An Bord Pleanála to carefully consider these points and require the necessary adjustments to the proposed plans.

Thank you for your time and consideration.

Yours sincerely,
Seamus Mulcahy
13 Assumption Place,
Station Road
Blarney, Co. Cork

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.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

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.

Fee

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

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

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.

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

☐ No

Final steps before you send us your observations

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

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

This also applies to prescribed bodies sending an observation by email.

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.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes

