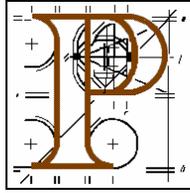


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

**Cork County**

**Planning Register Reference Number: 10/08417**

An Bord Pleanála Reference Number: PL 04.239408

**APPEAL** by Seamus O’Leary of Fearnog, Ardarostig, Waterfall, Near Cork and by Kathleen O’Mahony and Enable Ireland care of The Hyde Partnership Architects of Watergold, Douglas, Cork against the decision made on the 28<sup>th</sup> day of July, 2011 by Cork County Council to grant subject to conditions a permission to the said Kathleen O’Mahony and Enable Ireland.

**PROPOSED DEVELOPMENT:** Construction of a Medical Facility (to be operated by Beacon Medical Group), Special Needs Clinical and Educational Facility (to be operated by Enable Ireland) to include the following: (a) one number three-storey Medical Facility, total 9,285.85 square metres including: (1) six number 20 bed wards with consult rooms, offices, patient lounge, staff areas, supply rooms and ancillary clean and dirty utility stores; (2) Entrance/Waiting/Reception area with information desk, offices, medical records, waiting areas and ancillary toilet facilities. (3) Administration and Staff areas including director and nursing director offices, general manager, accountant and open offices, board room and associated toilet facilities. (4) Retail/Catering/Physio and Storage areas including hairdresser/beauticians, sitting room, chapel, sitting and dining rooms, bar and associated areas, physio including office, gym, stores and toilets, laundry, cooking and storage areas and mortuary facility. (5) Other ancillary areas including sitting and dining rooms and toilets. (6) External parking (263 number) and set down areas. (b) One number three-storey Special Needs Clinical Facility, total 3,234.36 square metres including: (1) Early Learning Suite with multi-sensory and assessment rooms, ancillary toilets and stores. (2) Pool area with associated reception, changing rooms, office, store and toilets. (3) Administration and Staff areas including admin, board, clinic secretary and support offices, team rooms, stores, canteen, utility and toilets. (4) Treatment Suite including large room, assessment rooms, associated toilets and ADL area. (5) Other ancillary areas including plant room, wheelchair/battery stores, comms room. (6) External parking (96 number) and set down areas. (c) One number single storey Special Needs Educational Facility, total 1,981.90 square metres including (1) 10 number classrooms with associated withdrawal rooms and toilets. (2) Principal, reception, parent’s and multi discipline rooms, stores, staff areas, dining room, nurse unit and

library/teacher's resource room, (d) site access road with junction at permitted roundabout on the Bandon Road N71 complete with public street lighting, (e) provision of access point to future Park and Ride site, (f) provision of access point to Chetwynd Cemetery, (g) temporary signage 30 square metres at the Bandon Road N71, (h) new foul sewer system with associated pumping chamber and connection to the public sewer, surface water drainage to include on-site surface water attenuation system and connection to public water mains at Bandon Road N71 and (i) all site development and enabling works, landscaping, retaining structures, site re-grading and all ancillary site services at Garranedarragh, Bishopstown, Cork.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

1. The proposed development is located in an area zoned "A1 Green Belt lands" in the Cork County Development Plan, 2009, which is awarded the highest degree of protection. The stated objectives for this zone are that the land uses remain in use as agriculture, recreation or open space, that the strategic, largely undeveloped gaps between the main green belt settlements be preserved from development, and that protection be given to those prominent, open hilltops, valley sides and ridges that give Cork its distinctive character. These objectives are considered reasonable and are consistent with the current national policies. It is the policy of the planning authority to resist the loss of these green belt lands to development which could otherwise be located within zoned lands except in the case of strategic and exceptional development as set out in Objective RCI 8-10 of the County Development Plan, and in such circumstances the impact on the specific functions and open character of the Greenbelt should be minimised. It is considered that the proposed development by reason of its nature of use would not qualify as a strategic and exceptional development as defined in RCI8-10, would result in the loss of agricultural land on an important ridge which forms an important part of the visual setting for Cork City, and would fail to maintain the function and character of the greenbelt. Furthermore, the Board had regard to the prominent location of the site in a rural landscape which forms a strategically important visual setting for Cork city, the elevated and exposed nature of the site and its proximity to the N71, which is a main arterial route, and considered that the proposed development by reason of the design, height and layout, and the significant level of excavation required to facilitate it, would

result in an unduly prominent and visually obtrusive feature in the landscape. The proposed development would, therefore, by itself and by the precedent it would set, seriously injure the visual amenities of the area, contravene materially this development plan zoning objective and be contrary to the proper planning and sustainable development of the area.

2. The Board had regard to the isolated location of the proposed site, which is severed from the community by the heavily-trafficked N71, and to the absence of footpaths and public transport, and considered that the proposed development would be cut off from the community, would constitute an isolated development for the future users of the proposed facility, thereby seriously injuring their amenities and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2012.**