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## **Planning and Development Acts 2000 to 2020**

### **Planning Authority: Cork City Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 22<sup>nd</sup> day of June 2020 by Miata Limited, care of HW Planning, 5 Joyce House, Barrack Square, Ballincollig, County Cork.

#### **Proposed Development:**

A planning permission for a strategic housing development at Banduff Road, Banduff, Mayfield, Cork.

The development will consist of 162 number residential units and a two-storey creche.

The proposed development consists of the construction of:

- 74 number two-storey terraced dwelling houses (19 number two-bedroom, 49 number three-bedroom and six number four-bedroom) and
- 88 number apartments (six number single storey one-bedroom, 38 number single storey two-bedroom and 44 number two-bedroom duplex) to be provided in 22 number three-storey corner blocks.

Pedestrian and cycle access to the North Ring Road (R635) is proposed via two number pedestrian/cycle bridges across the Glen River with one number bridge providing for a connection to an existing pedestrian path between the North Ring Road and the adjacent Barnavara Crescent Estate and one number bridge providing for a new pedestrian route and pedestrian entrance to the North Ring

Road. Connecting amenity paths, landscaping and all ancillary site development works are proposed on lands to the south of the Glen River.

Ancillary site development works to include provision of play areas, bike parking stands and bin stores. Vehicular access to the proposed development will be via two shared vehicular and pedestrian entrances from the Banduff Road and six number additional pedestrian entrances from Banduff Road are also proposed.

## **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**

Cork Metropolitan Area Transport Strategy 2040 (CMATS), published by the National Transport Authority in 2020 sets out an integrated transport planning policy framework for Cork with supporting investment priorities. The delivery of the strategy is a critical objective of the Regional Spatial and Economic Strategy for the Southern Region and Cork Metropolitan Area Strategy Plan, which came into effect in 2020. Critically important infrastructure identified in the Cork Metropolitan Area Transport Strategy includes a new distributor road on the north side of Cork city, referred to as the Cork Northern Distributor Road (CNDR). The proposed development has the potential to limit route choices on the provision of the Cork Northern Distributor Road as envisaged in the Cork Metropolitan Area Transport Strategy and in the Cobh Municipal District Local Area Plan 2017. Pending

determination of the route of the Cork Northern Distributor Road, the proposal is considered to be inconsistent with Site Specific Objective NE-R-13 of the Cobh Municipal District Local Area Plan 2017, and is considered to be premature and inconsistent with the proper planning and sustainable development of the area.

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**Stephen Bohan**

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

**Dated this            day of                            2020**