



An
Bord
Pleanála

Board Direction
BD-002022-18
ABP-302209-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Cork County Development Plan 2014 – 2020 and the Cobh Municipal District Local Area Plan 2017, it is considered that, subject to conditions, the proposal would accord with the residential zoning of the site and relevant development standards. Existing and proposed childcare provision within Glanmire would be likely to be adequate to meet the needs of future households on the site. Landscaping proposals would ensure that this proposal would be compatible with the visual and residential amenities of the area. The challenging topography of the site and the need to ensure that an increase in visual impact is avoided militate against any densification of the proposal and so the density that is proposed would be appropriate. Traffic generated by the proposal would be capable of being satisfactorily accommodated at the existing access to the site from the R639 and a pedestrian link to the site would contribute to its permeability. Water supply and drainage arrangements would be satisfactory. No EIA or AA issues would arise. The proposal would thus accord with the proper planning and sustainable development of the area.

Conditions

1. Conditions 1-20(inclusive) as per the Inspectors report,
2. Replace condition 21 with model ABP non-specific financial contribution condition,
3. Model ABP condition on archaeological monitoring.

Board Member

Date: 20/12/2018

Terry Ó Niadh