



An
Bord
Pleanála

Board Direction
BD-003764-19
ABP-304271-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th August 2019.

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

Reasons and Considerations

The site of the proposed development is on serviceable lands within the development boundary of Little Island and is in close proximity to social and community services. It is an objective under the Cork County Development Plan 2014 to ensure that all new development within the County supports the achievement of sustainable residential communities and that the Council will have regard to the provisions of the *Guidelines on Sustainable Residential Development in Urban Areas* and the accompanying *Urban Design Manual*, in assessing applications for development through the development management process (*Objective HOU 3-1: Sustainable Residential Communities*).

Having regard to the proposed density of the development, at less than 20 dwelling units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Little Island and to established social and community services in the immediate vicinity. Furthermore, it is considered that such a low density would be contrary to the Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/08/2019

Stephen Bohan