



An  
Bord  
Pleanála

**Board Direction**  
**BD-007179-20**  
**ABP-308156-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/12/2020.

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

### **Reasons and Considerations**

1. The proposal for the construction of 150 residential units, on lands zoned Medium B Density Residential Development in the Blarney Macroom Municipal District Local Area Plan 2017, materially contravenes zoning objective BL-R-03, that states Medium B Density Residential Development including detached dwellings, limited to the lower portion of the site. The proposed development includes a residential density in excess of that planned for on the lower portion of the site which has been reserved for a residential density range of between 12-25 units per hectare in the adopted land use zoning objective, which objective is considered reasonable. It is considered that the inclusion of a residential density of 36.6 units per hectare, within an area of land for which the residential density range is 12-25 units per hectare, would be contrary to the Local Area Plan and not be in accordance with section 8(1)(a)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), that requires such a fact to be published. Accordingly, the Board is not in a position to grant permission for this development.

**Board Member**

**Date:** 15/12/2020

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Stephen Bohan