

An
Bord
Pleanála

Board Direction
BD-008959-21
ABP-308672-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2021.

REQUEST received by An Bord Pleanála on the 16th day of November 2020 from O'Flynn Construction Co. Unlimited Company under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of a 10 year permission for demolition of existing dwelling house and farm buildings and construction of 608 number residential units, crèche, conversion of former coach house to provide retail/professional services, reservation of 1.2 hectare site for 16 classroom school, road improvements and associated site works at a site at Ballinglanna, Glanmire, Co. Cork, the subject of a permission under An Bord Pleanála reference number ABP-300543-18.

WHEREAS the Board made a decision to grant permission, subject to 25 conditions, for the above-mentioned development by order dated the 29th day of March 2018 under ABP-300543-18,

AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the proposed alterations are described as follows:

- Alterations to phases 2 and 3 of the permitted development at Site Area A, located at the north western corner of the overall development site, comprising replacement of 22 number detached and semi-detached house types Ca, C1a, C2a and B1a (20 number 4 bed semi-detached houses and 2 number 2 bed

- detached houses) with 24 number house types H1c, Ja/Jb/Jc, Ka/Kb/Kc, F1a, F2a and Fa, comprising 16 number 3 bed semi-detached houses and 8 number 2 bed terraced houses, with a consequent reduction in the overall floorspace from 3,032.2 square metres to 2,439.42 square metres.
- Alterations to phases 4 and 5 of the permitted development at Site Area B, located to the west of Ballinglanna House, at the centre of the overall development site, comprising replacement of 11 number 4 bed detached house types comprising 5 number house type Ab, 5 number house type Bb and one number house type B1b, with 8 number house type Ab, 2 number house type Bb and one number house type B1b, with a consequent increase in the overall floorspace from 1,258.4 square metres to 2,084.1 square metres. The proposed alterations at Site Area B will also result in a slight change in the location of an associated turning head within the permitted development.
- These alterations involve an increase of 2 number units on site which will increase the overall development from 608 number units to 610 number units.

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS the Board decided to require the requestor to make available information relating to the request for inspection, and require the requestor to invite submissions or observations,

AND WHEREAS having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alterations would not be likely to have significant effects on the environment or on any European Site,

NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars received by the Board on the 16th day of November 2021.

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.

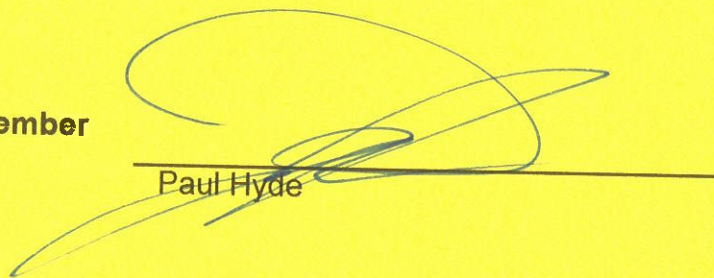
REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development, permitted under An Bord Pleanála Reference Number ABP-300543-18, in respect of a 10 year permission for demolition of existing dwelling house and farm buildings and construction of 608 number residential units, crèche, conversion of former coach house to provide retail/professional services, reservation of 1.2ha site for 16 classroom school, road improvements and associated site works,
- (ii) the examination of the environmental impact, including in relation to European sites, carried out in the course of that application;
- (iii) the limited nature, scale and extent of the alterations;
- (iv) the absence of any significant new or additional environmental concerns (including in relation to European sites) arising as a result of the proposed alterations, and
- (v) the report of the Board's Inspector,

The Board considered that the proposed alterations to the permitted development would be generally in accordance with the provisions of the of the Cork County Development the policies and objectives in the Cork County Development Plan 2014, Development Plan Variation number 1 of the 12th day of February 2018 and the Cobh Municipal District Local Area Plan 2017, would not be likely to give rise to impacts on the surrounding area that significantly differed from those that were considered before permission was granted and would not injure the character of the permitted development or the level of amenity that it would afford its occupants. The proposed alterations would therefore be in keeping with the proper planning and sustainable development of the area.

Board Member



Paul Hyde

Date: 24/08/2021