

An  
Bord  
Pleanála

**Board Direction**  
**BD-016299-24**  
**ABP-315209-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2024.

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

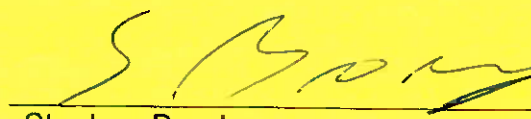
### **Reasons and Considerations**

1. Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November, 2009, the Board is not satisfied on the basis of the information submitted with the planning application, and subsequent further information/clarification of further information, that the applicant has provided sufficient information, nor provided sufficient certainty in relation to future maintenance the proposed measures to address flood risk on site and in the vicinity of the site, thus giving rise to a level of uncertainty regarding the potential for increased onsite and offsite flood levels. The proposed development would, therefore, be contrary to public safety and to the above-mentioned Guidelines and would seriously injure the amenities of future residents and of existing property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board considered that the revised proposal submitted at appeal would give rise to material considerations for third parties, and parties that were active in the planning application who have not been afforded adequate opportunity to comment on the amended proposal, and as such the Board considered the original proposal only.

The Board noted the inspector's comments regarding the impact of adjoining developments for which permission has been granted on flood risk, and also noted that the Cork City Development Plan 2022-2028, at Objective 11.2, requires that residential developments of more than 50 dwellings comply with the target dwelling size mix specified in Tables 11.3-11.9. This target dwelling size mix is informed by the Housing Strategy and Housing Need and Demand Assessment (HNDA) prepared in the context of Cork City and County. Table 11.9 outlines a target of 21% 1-bedroom dwellings, 34% 2-bedroom dwellings, 30% 3-bedroom dwellings and 15% 4+-bedroom dwellings for developments of the nature proposed. The proposed development comprises entirely of three, four and five bedroom dwellings and is devoid of 1 and 2-bedroom units, which would be contrary to Development Plan policy in terms of target dwelling size mix and could, therefore be considered to fail to adequately address the evidence-based housing needs of the local area. The Board also had concerns relating to the density of the scheme as proposed. However, given the above substantive reason for refusal it was decided not to consider these matters further at this time.

**Board Member**



Stephen Brophy

**Date:** 14/05/2024