

An  
Bord  
Pleanála

**Board Direction**  
**BD-019637-25**  
**ABP-316858-23**

The submissions on this file and the Inspector's report were considered at Board meetings held on 15/01/2025 and 09/05/2025.

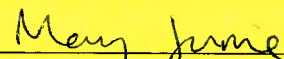
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development is located on lands within the Glounthaune development boundary, which are zoned Objective ZU 18-9: Existing Residential/Mixed Residential and Other Uses in Cork County Development Plan 2022-2028. Having regard to the site's location in close proximity to existing public transportation and mobility infrastructure, and the proposed density of 8.3 units per hectare, the proposed development would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, and would be contrary to Objective HOU 4-7: Housing Density on Residentially Zoned Land and Table 4.1 Settlement Density Location Guide of the current Development Plan, and with Policy and Objective 3.1 of the Sustainable Residential Development and Compact Settlement Guidelines, 2024 in relation to recommended density ranges. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the layout, nature and scale of the proposed development comprising an independent living scheme, the gross floor area of the proposed dwelling houses which are disproportionately large relative to the very limited house plots and their associated private amenity spaces, and having regard also

to the lack of detailed, annotated drawings delineating private open space areas and levels within garden areas, the Board is not satisfied on the basis of all the information on file that the proposed development would not produce a substandard form of development including lack of adequate private open space. Furthermore, the Board considers, in the absence of annotated levels within garden areas, that it has not been adequately demonstrated that the proposed independent living scheme would comply with Universal Design Guidelines with regard to access within dwelling house curtilages, and that accordingly, it has not been demonstrated that the proposed development complies with Section 4.6.5 of the Cork County Development Plan 2022-2028. The proposed development would, if permitted, thereby result in a substandard level of residential amenities for future occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Gurrie

**Date:** 13/05/2025