



An
Bord
Pleanála

Board Direction
BD-017260-24
ABP-318124-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition number 2

Reasons and Considerations

1. Having regard to the design and layout of the scheme and to the following:

- (a) to the core and settlement strategy of the Cork County Development Plan 2022-2028, which was adopted on 6th June 2022, and to the associated population targets being based on the Implementation Roadmap for the National Planning Framework' (2018) and the Regional Spatial and Economic Strategy for the Southern Region;
- (b) to the designation of Whitechurch as a village within the Cork Metropolitan Area;
- (c) to Objective DB-01 of the Cork County Development Plan 2022-2028 which encourages the development of up to 50 dwellings within Whitechurch during the Plan period;
- (d) to Section 2.13.1(6) of the Core Strategy Statement which states that the dwelling figure for each village is not intended to be seen as a target or an absolute maximum limit on development;

(e) to the pattern of permitted residential development within the settlement boundary of Whitechurch since the adoption of said Plan;

(f) to Section 2.16.3 of Volume 4 of the Plan which acknowledges the existing permissions for the village;

(g) to Section 2.13.1(5) of the Plan which provides for an allowance for growth where there are outstanding planning permissions resulting in a breach or close to a breach of the settlement target;

(h) to paragraph 4.9.2 of the Plan which recommends the size of any residential scheme should not normally be over 50% of the overall scale of development within the Plan period;

(i) to the location of the site being in close proximity to the village centre and adjacent to an existing housing estate and to the existing infrastructure capacity that can accommodate the overall development,

to the density of the development being in accordance with objective HOU 4-7 and appropriate to the scale of the village in accordance with objective CS 2-7, and

to Section 37(2)(b) of the Planning and Development Act 2000, as amended, the Board considers that the removal of Condition Number 2 of the Planning Authority's decision to grant permission, would be in the interest of the proper planning and sustainable development of the area and would not result in a material contravention of the Cork County Development Plan 2022-2028.

In not agreeing with the Inspector the Board felt that more weight should be given to Objective DB-01 of the Cork County Development Plan 2022-2028 which encourages the development of **up to 50 dwellings** within Whitechurch during the Plan period

Board Member:


Liam Bergin

Date: 19/08/2024