



An
Coimisiún
Pleanála

Direction
CD-021174-25
ABP-319963-24

The submissions on this file and the Inspector's report were considered at a meeting held on 06/11/2025.

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

Planning

Commissioner: Eamonn James Kelly Date: 06/11/2025
Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Access to the proposed development is from Sunberry Heights access road which has a substandard gradient which cannot be mitigated and inadequate sightlines onto the R617. Notwithstanding the proposed measures put forward by the applicants to mitigate safety concerns, An Coimisiún Pleanála is not satisfied on the basis of the information contained within the application that the proposed development would not give rise to the creation of a serious traffic hazard or obstruction of road users both on Sunberry Heights access road and at the R617 junction due to the significant increase in the volume of traffic using this substandard access road.

Furthermore, section 11.226 of the Cork City Development Plan 2022-2028 states that the layout of proposed new residential, commercial or mixed-use developments must be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). Notwithstanding the proposed measures put forward, the proposal fails to provide adequate accessible, inclusive and comfortable access to/from the site for pedestrians and cyclists and therefore does not achieve DMURS core design principles of connectivity, permeability and legibility for pedestrians. The proposal is therefore considered not to be consistent with section 11.226 of the Plan.

Having regard to all of the above, the proposed development is therefore considered to be unacceptable and inconsistent with the proper planning and sustainable development of the area.

2. Objective 11.2 Dwelling Size Mix and Table 11.9 of the Cork City Development Plan 2022-2028 sets out clear unit mix requirements to be adhered to except in exceptional circumstances where justification is provided. A Statement on Housing Mix in accordance with Objective HOU 3-3 of the now expired Cork County Development Plan 2014 was submitted with the application documentation. However, no Statement of Housing Mix in accordance with Objective PO1 of the Housing Strategy and Housing Need Demand Assessment of the Supporting Studies accompanying the adopted Cork City Development Plan 2022-2028 has been submitted and therefore inadequate justification has been provided in relation to the unit mix proposed. The Commission is therefore not satisfied that the proposed development meets the requirements of these objectives. The proposed development would therefore materially contravene the Cork City Development Plan 2022-2028 in relation to the provision of unit mix requirements and is therefore considered to be inconsistent with the proper planning and sustainable development of the area.
3. Section 11.245 of the Cork City Development Plan 2022-2028 states that to encourage the use of Electric Vehicles (EV), multi-unit residential developments shall provide a minimum of one EV equipped parking space per

five car parking spaces. The proposed development does not comply with section 11.245 of the Plan. This issue has not been addressed in the applicant's Material Contravention Statement and therefore inadequate justification has been provided in relation to the EV equipped parking spaces proposed. The Commission is therefore not satisfied that the proposed development meets the requirements of this section of the Cork City Development Plan 2022-2028. The proposed development would therefore materially contravene the Cork City Development Plan 2022-2028 in relation to the provision of EV equipped parking space requirements and is considered to be inconsistent with the proper planning and sustainable development of the area.