

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork City

Planning Register Reference Number: T.P. 16/36734

An Bord Pleanála Reference Number: PL 28.246927

APPEAL by Peter Bell care of Chora Design Studio, 54 Presentation Road, Gurrabraher, Cork against the decision made on the 30th day of June, 2016 by Cork City Council to refuse outline permission.

PROPOSED DEVELOPMENT: Demolition of an existing habitable two-storey dwelling and derelict structures incidental to the dwelling and the construction of 14 number dwelling units consisting of 10 number two-storey houses and four apartments in two two-storey blocks on a site of 4,700 square metres, including 28 number parking spaces together with a revised roadside boundary and entrance and associated site development works at Sunview, South Douglas Road, Cork (including the former private Woodvale Pitch and Putt club).

DECISION

REFUSE outline permission for the above proposed development based on the reasons and considerations set out below.

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. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The majority of the proposed residential development site (circa. 80%) is located in an area zoned 'ZO13 – sports grounds' in the Cork City Development Plan, 2015 – 2021, where the objective is 'to protect, retain and enhance the range and quality of sports facilities and grounds'. Under the terms of the Development Plan (paragraph 15.20 and objective 11.9), there is a presumption against the loss of land zoned sports ground to other forms of development. The proposed development would, therefore, materially contravene Zoning Objective 'ZO13' of the Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development by reason of inadequate provision of public open space and unacceptable levels in relation to private open space provision, and by reason of undue proximity to adjoining property, would be contrary to the provisions of the Cork City Development Plan, 2015–2021 (including paragraphs 16.61 and 16.64), and the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas", issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, represent a substandard form of development that would seriously injure the residential amenities of properties in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.