

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/5699

An Bord Pleanála Reference Number: PL 04.247346

APPEAL by Citidwell Homes Limited care of Butler O'Neill Total Planning Solutions of Number 2 The Millroom, Old Thompson's Bakery, Thompson House, MacCurtain Street, Cork City against the decision made on the 31st day of August, 2016 by Cork County Council to refuse permission to the said Citidwell Homes Limited.

PROPOSED DEVELOPMENT: Development of 53 number housing units for a residential development of 53 number dwelling houses comprising of nine number four-bedroom detached, 16 number four-bedroom semi-detached and 28 number three-bedroom semi-detached dwellings, (change of layout, new entrance, house type and increase in density from 41 number dwellings permitted under planning register reference number 07/13055 and extended under planning register reference number 13/05043) and all associated ancillary site development works including but not limited to vehicular access, footpaths, pedestrian facilities, drainage, treatment unit and landscaping works, all at Rearour and Barrettshill, Ballinhassig, County Cork.

DECISION

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

(Cities, Towns and Villages) Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in May, 2009, which caution against excessive levels of residential development in smaller villages and support a sequential approach to development, as supported by Objective DB-01 of the Carrigaline Electoral Area Local Area Plan (2015 update) where any one proposal for residential development in Ballinhassig shall not normally be larger than 20 to 25 housing units and Objective DB-02 where it is an objective to consolidate and strengthen the existing village core together with the scale of the proposed development which includes a substantial number of houses (as amended), the Board is not satisfied the proposed development would not be contrary to the said Ministerial Guidelines and the Carrigaline Electoral Area Local Area Plan (2015 update). The proposed development would, therefore, 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 2017.