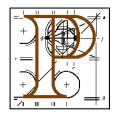
# An Bord Pleanála



## 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 31<sup>st</sup> 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.

#### 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. Objective DB03 of the Carrigaline Electoral Area Local Area Plan (2015 update) states that it is an objective to secure the provision of a Wastewater Treatment Plant to serve the planned levels of growth in the village and that all development connects to this plant. Notwithstanding the scale of growth outlined in objective DB-01 above, in the absence of a public wastewater treatment plant, development shall be limited to individual dwellings. This objective is considered reasonable. The proposed development would be premature pending the availability of a public sewer and wastewater treatment plant to serve existing development and to facilitate the orderly expansion of the village of Ballinhassig, as set out in the Carrigaline Electoral Area Local Area Plan, January 2015. Having regard to the proposed private on-site wastewater treatment system (developer provided), the proposed development would, therefore, be contrary to the policies of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale and character of the village of Ballinhassig, and to the "Sustainable Residential Development in Urban Areas (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.