

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Cork County**

**Planning Register Reference Number: 16/05753**

An Bord Pleanála Reference Number: PL 04.247348

**APPEAL** by PSA Project Management Limited care of The Planning Partnership, ViaFulcrum Unit 10A, South Ring Business Park, Kinsale Road Roundabout, Kinsale Road, County Cork against the decision made on the 6<sup>th</sup> day of September, 2016 by Cork County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Change of use of a disused 14 number classroom school building (1,074.7 square metres gross floor area) from educational to residential use, internal and external works including the construction of a second floor, to provide a total of 19 number apartments (nine number one bedroom and 10 number two bedroom) in a renovated and extended three-storey building of 1,531.8 square metres gross floor area. The proposed development consists of a total of 19 number apartments (nine number one bedroom and 10 number two bedroom) arranged over three number storeys, with associated entrance lobbies, circulation areas, lifts, stairs, internal plant and private amenity spaces; Primary vehicular and pedestrian access will be via the existing enhanced vehicular entrance from Inniscarra Road (Coolroe); Secondary pedestrian access will be via a new dedicated pedestrian entrance and new footpath along Inniscarra Road (Coolroe); 20 number surface car parking spaces (19 number regular and one number disabled) and dedicated visitor/set down area; 12 number bicycles spaces; and bin storage area, boundary treatments, retaining walls, hard and soft landscaping, site lighting and all other ancillary and associated site development works above and below ground level, all at a site of approximately 0.25411 hectares known as the former Gaelscoil Uí Ríordáin, Inniscarra Road, Coolroe, Ballincollig, 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**

Having regard to the scale, density, design and layout of the proposed development, it is considered that the proposal would constitute overdevelopment of the site resulting in unacceptable and restrictive turning facilities, inadequate parking provision and insufficient communal open space. Furthermore, the Board is not satisfied that the external materials proposed are of an appropriate quality and durability to ensure satisfactory integration in the area. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2017.**