



An
Bord
Pleanála

Board Order
PL 04.248282

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/04041

Appeal by Jerry O'Connor and Erica Bate O'Connor care of T Plan Planning Consultants of Unit 10a, South Ring Business Park, Kinsale Road, Cork and by Residents of Old Avenue care of Therese Cronin care of planning-appeals .ie of Tirnaneil, Monaghan, County Monaghan and by Réaltaí Cúram Leanaí Teoranta care of Dennehy Architects of 7 Rockgrove Industrial Estate, Little Island, County Cork against the decision made on the 8th day of March, 2017 by Cork County Council to grant subject to conditions a permission to the said Réaltaí Cúram Leanaí Teoranta.

Proposed Development: Change of use and internal fit out of existing warehouse to pre-school use, alterations to existing elevations, erection of signage and all associated works at Riverstown, Glanmire, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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. Having regard to the location of the proposed development off an existing access road serving a housing estate, it is considered that the intensification of traffic use which would be involved in the change of use to a pre-school facility together with the hours of operation of such a facility, would lead to increased levels of noise to existing residents, would lead to unacceptable levels of traffic through a residential area and would seriously injure the residential amenity of nearby residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Furthermore, it is considered that the proposed development would be premature pending the realisation of the proposed upgrade to the existing laneway to the south-west of the application site.

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

Dated this day of 2017