



An  
Bord  
Pleanála

**Board Order**  
**PL 04.249396**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 17/06005**

**Appeal** by Concerned Residents care of Con Hayes of Átha Trasna, Kerry Road, Tower, Blarney, County Cork and by Whitebon Developments Limited care of H W Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 20<sup>th</sup> day of September, 2017 by Cork County Council to grant subject to conditions a permission to Whitebon Developments Limited.

**Proposed Development:** Construction of 19 number houses, alterations to the site boundary of an existing dwelling and all ancillary site works. The proposed development will consist of 13 number two-storey detached four bedroom units, five number five bedroom detached dormer bungalow units and one number two bedroom detached bungalow unit. The proposed development makes provision for the retention of an existing access to serve the existing dwelling and four number proposed entrances to Kerry Road. All at Coolflugh, Kerry Road, Tower, 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**

The "Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009 recommends a sequential and co-ordinated approach to residential development, whereby zoned lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes be given preference. Notwithstanding the residential zoning objective for the area, as set out in the current development plan for the area, it is considered that the site is located in an area which is remote and isolated from other areas of consolidated residential development and not in line with the orderly expansion of the settlement, and would, therefore, be contrary to the National Planning Framework which seeks to reinforce the key roles of larger and smaller towns and villages in achieving balanced regional development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

