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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 17/06320**

**Appeal** by JOD Developments Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 26<sup>th</sup> day of January, 2018 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of residential development of 34 number dwellinghouses and all ancillary site development works. The proposed development consists of six number four bedroom semi-detached houses, two number three bedroom semi-detached houses, 20 number three bedroom townhouses and six number two bedroom townhouses. Ancillary site development works include the demolition of partial structures of housing units constructed on foot of 05/2858. Access to the proposed development will be provided via a new entrance from Convent Hill, all at Curraclogh, Bandon, County Cork.

## Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Permission is granted for 30 houses only in total. Prior to commencement of development, the layout submitted on the 22<sup>nd</sup> day of December, 2017 shall be revised as follows:-

- (a) the pair of semi-detached houses numbers 21 and 22 shall be substituted by one number two-bedroom detached bungalow/house Type E.

**Reason:** In the interest of an overall sustainable layout, density and housing mix.

## Reasons and Considerations

Having regard to the specific development objective, BD-R-03 'Medium B' residential development, that applies to the site, and as provided for in the Bandon Kinsale Municipal District Local Area Plan 2017, and the related policies and objectives in relation to housing density and mix contained in the Cork County Development Plan 2014, (Objectives HOU 4-1 and HOU 3-3 in particular), and which align with national policy to generally achieve higher densities and a more efficient use of serviced land, it is considered that the proposed development, subject to compliance with the amended condition number 2, would be in accordance with the proper planning and sustainable development of the area.

## **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.

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**Terry Ó Niadh**

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

**Dated this            day of            2018.**