



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/05399

APPEAL by Carrigtwohill Community Council care of BHK Solicitors of 1 Washington Street West, Cork against the decision made on the 16th day of April, 2018 by Cork County Council to grant subject to conditions a permission to BAM Property Limited care of Doyle McDonagh Nash Architects of 21 Patricks Hill, Cork.

Proposed Development: Construction of 277 number residential units consisting of 43 number detached houses, 94 number semi-detached houses, 40 number three-storey terraced houses, nine number duplex houses, nine number duplex apartments and 82 number two and three-bedroom apartments arranged in three blocks of three storeys and one block of four storeys and associated site development works. The proposed development represents a change of layout and house types on part of the lands previously permitted under the overall 'Castlelake' development granted permission under planning register reference number 00/7674 (An Bord Pleanála Reference Number PL 04.131129) extended under planning register reference numbers 12/5005 and 00/7607 (An Bord Pleanála Reference Number PL 04/125446) and extended under planning register reference number 11/4857; all at Castlelake, Terrysland, Carrigtwohill, 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 "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" (Cities, Towns and Villages)" issued by the Department of the Environment, Heritage and Local Government in May, 2009, require a high quality approach to the design and layout of new housing. Having regard to the proposed site layout, and in particular the poor disposition and quality of public communal open space and future connectivity to Carrigtwohill Train station, it is considered that the proposed development would constitute a substandard form of development, would seriously injure the amenity for future occupants and, would, therefore, be contrary to the said Guidelines.

Furthermore, it is considered that the proposed development, including the revised proposal submitted by the applicant on the 1st day of October 2018, does not provide an appropriate architectural design response for the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2018.