



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04779

Appeal by GOCE Limited care of CEA Architects of 15 Mill Road, Midleton, County Cork against the decision made on the 24th day of July, 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 a residential housing scheme of nine detached dwelling houses in total and associated site development works, all at Kilnaglery, Carrigaline, County Cork.

Decision

Having regard to the nature of the condition 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 REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the current Cork County Development Plan, to the pattern of development in the area and to the nature and layout of the proposed development, the Board considered that the provision of additional open space in the centre of the scheme was not necessary in the interest of visual amenity and furthermore, considered the loss of two additional units would constitute an unacceptable reduction in the density of the scheme and would be contrary to 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.

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

Dated this day of 2019.