



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 18/37991

APPEAL by Michael Corbett care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 17th day of September, 2018 by Cork City Council to refuse permission.

Proposed Development: The construction of ten number detached residential dwellings at Woodhill Park, Tivoli, County Cork. The proposed development also includes works including landscaping, boundary treatments and all associated ancillary site development works. Works also include part demolition of an existing stone boundary wall and grassed area at the junction of Woodhill Park access and Lover's Walk to improve sightlines, development all at lands at Woodhill Park, Tivoli, 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 on lands designated 'Areas of High Landscape Value' (AHLV) in the Cork City Development Plan 2015 2021, and to the scale and design of the proposed development on the Montenotte/Tivoli Ridge, it is considered that the proposed development would result in an unacceptable and negative visual impact on the intrinsic character of the designated AHLV and its important landscape assets and features and would cause undue visual intrusion in the landscape. The proposed development would, therefore, materially contravene Objective 10.4 and Objective 10.10 of the Cork City Development Plan 2015-2021 and would be contrary to the proper planning and sustainable development of the area.

- 2 Having regard to the substandard nature of the road network, to the lack of proper pedestrian provision to serve the development and to the traffic likely to be generated, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

- 3 Having regard to the pattern of development in the area, to the level differences between proposed and existing adjacent dwellings and to the proximity of dwellings to the site boundaries, it is considered that the proposed development would seriously injure the residential amenities of the area by reason of excessive overlooking and visual obtrusion and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.