



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 16th day of October 2018 by Glenveagh Homes Limited care of Cunnane Stratton Reynolds, Unit 3, Copley Hall, Cotters Street, Cork

Proposed Development:

A permission (seven years) for a strategic housing development which will include a mix of residential and community facilities on a 5.0-hectare site at Maple Woods, Ballynacorra, Midleton, County Cork. An additional area of works (0.6 hectares) on the R630 is also proposed to provide for enhanced connectivity provision.

The development will consist of:

1. Construction of 176 residential units comprising:
 - 5 no. House Type A (4-bed 2 storey detached dwelling)
 - 24 no. House Type B (4-bed 2 storey semi-detached dwelling)
 - 20 no. House Type C (3-bed 3 storey semi-detached dwelling)
 - 24 no. House Type D (3-bed, 2 storey semi-detached dwelling)
 - 38 no. House Type E (2-bed, 2 storey terrace dwelling)
 - 9 no. House Type F (3-bed, 2 storey semi-detached/terrace dwelling)
 - 56 number House Type G (46 number two-bed apartments, 10 number one-bed apartments) in two apartment blocks across four floors.

2. The development of a two-storey creche / childcare facility of 632.75 square metres including a designated play area, four number bicycle stands and the provision of parking bay road markings to formalise the existing parking area adjacent to the proposed creche providing 15 number car parking spaces.
3. The proposal provides for pedestrian and cycle way improvements on the R630 from the entrance to the existing Maple Woods estate to the Ballinacurra junctions to the north. The works will include all necessary build-outs at junctions, a two-way off-road cycle facility, a toucan crossing linking to Ballinacurra Village, the provision of a new bus-stop on both sides of the road and a footpath connection to 'The Grotto' junction. The area subject to local road improvements / connectivity works is 0.6 hectares.
4. The provision of traffic calming upgrades (four number raised pedestrian crossings) along the spine road of the existing Maple Woods estate.
5. Provision of open space, landscaping, 314 number surface car parking spaces for residents, 132 number covered bicycle stands for the apartments, bin storage, bring bank, site services and all associated site development works and infrastructure.

Decision

Refuse permission for the above proposed development based on 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.

