



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04967

APPEAL by Shanbally Developments Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 24th day of October, 2018 by Cork County Council to refuse permission for the proposed development.

Proposed Development: A ten year planning permission for the construction of a residential development of 96 number dwelling houses, single storey crèche and all associated ancillary development works. The proposed development will be constructed in three phases and includes nine number four bedroom detached dwelling houses, 14 number four bedroom semi-detached dwelling houses, 64 number three bedroom semi-detected dwelling houses, seven number three bedroom townhouses and two number four bedroom dormer dwelling houses. Access will be provided via two number entrances from the Coolmore Gardens and potential link to the proposed L6472 Shanbally to Raheen link road (part of the M28 Cork to Ringaskiddy Motorway Scheme [An Bord Pleanála Reference: PL04.HC0001] at Shanbally, Ringaskiddy, 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

Having regard to:

- the policy objectives of the National Planning Framework,
- Objectives HOU 3-1, HOU 3-2 and HOU 3-3 of the Cork County Development Plan 2014-2022,
- the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual,
- the location of the site within an existing built up area in Shanbally, its proximity to the N28 and its location within a Strategic Employment Area, and
- the layout and design of the proposed development,

the Board considered that, notwithstanding the location of the site on serviceable land within the development boundary of Shanbally, the pedestrian connectivity to the village centre would be contrary to proper planning and sustainable development, and furthermore that the mix of dwelling types proposed, being predominantly semi-detached and detached housing would be contrary to the aforementioned national and local planning policies and objectives. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.