



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 30th day of November 2018 by Ardstone Homes Limited care of HW Planning, 5 Joyce House, Barrack Square, Ballincollig, County Cork.

Proposed Development:

A permission for a strategic housing development at Ardarostig, Bishopstown, Cork.

The development will consist of the construction of a residential development of 240 number units with ancillary crèche and associated site development works.

The proposed development will consist of:

- 154 number houses comprising:
 - 34 number four-bed,
 - 92 number three-bed and
 - 28 number two-bed semi-detached and terraced dwellings,
- 34 number two-bed and 18 number one-bed duplex apartments and 34 number apartments (consisting of 26 number two-bed and eight number one-bed) contained in three number apartment blocks.
- Provision is made for a creche on the ground floor of Apartment Block H1 with an area of 522 square metres.

The proposed development will provide for new vehicular and pedestrian entrances onto Waterfall Road, including extension of existing public footpath from the northeast to serve the development. Infrastructure development works will comprise the diversion and undergrounding of 10-kilovolt/38-kilovolt Electricity Supply Board powerlines, including erection of support mast structures, surface water attenuation, wastewater and water utility services.

The proposed development also includes open space, an amenity trail, landscaping, surface and underground car parking spaces, bicycle racks, two number bin stores, bin enclosures, public lighting and all ancillary site development works.

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.

Reasons and Considerations

1. Having regard to the scale of the proposed development, and the resulting volumes of vehicular and pedestrian/cyclist traffic likely to be generated, it is considered that the proposed development would be premature by reference to existing deficiencies in the local road network in terms of capacity, width, alignment, public lighting, and pedestrian and cycle facilities, and where these deficiencies would render the network unsuitable to carry the increased road traffic likely to result from the development, and the period within which the constraints involved may reasonably be expected to cease. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed interface of the development with Waterfall Road would militate against the creation of an attractive and active urban streetscape. The provision of a stone wall in conjunction with a railing for the entire length of the site frontage, notwithstanding the difference in road levels across the site frontage, is considered to detract from the passive surveillance and creation of an active urban streetscape reinforcing the function of Waterfall Road as a road, which is contrary to the principle of Design Manual for Urban Roads and Streets. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The Board has serious concerns regarding the future residential amenity of the proposed development and in particular the proposed duplex units. The ground floor units of Duplex Blocks A and B have limited daylight/sunlight to the rear of these units, poor quality private amenity space and poor outlook from the main living accommodation to the private amenity space. The configuration and access to private and semi-private amenity space serving the corner duplex units, A1, A2 and A3 is inappropriate and would be prejudicial to the residential amenity of the future occupants of these units. It is considered that the overall design of the proposed development, including a poor disposition of public

open spaces and a significant series of level differences between the proposed houses, and their private open spaces, would offer a poor standard of amenity for future residents and would set an undesirable future precedent for inappropriate private and semi-private amenity space provision. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

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

Dated this day of 2019