



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/05274

APPEAL by Con McCarthy of Boulaling, Riverstick, County Cork and by Liz Hughes of Tamleys, Boulaing, Riverstick, County Cork against the decision made on the 6th day of December, 2018 by Cork County Council to grant subject to conditions a permission to Centmont Limited care of Doyle McDonogh Nash Architects of 21 Patrick's Hill, Cork.

Proposed Development: The demolition of an existing 243 square metres farm building and the construction of 57 number two-storey and two number single storey dwelling houses consisting of 11 number four/five bedroom detached units, 20 number four bedroom semi detached units, 22 number 3 bed semi detached units, two number two bedroom single storey semi-detached units, four number two/three bedroom terraced unit and associated site works, all at Boulaling, Riverstick, 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. It is considered that the proposed development, by reason of its design and layout, would be out of character with the village of Riverstick and the surrounding area would, therefore, be contrary to objective HOU 3-2 of the current Cork County Development Plan and the provisions of the Bandon Kinsale Municipal District Local Area Plan, 2017.
Furthermore, the Board had concerns regarding the preponderance of three and four bedroom houses and the resultant lack of an appropriate housing mix. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. The proposed development would be premature pending the provision of a public footpath connecting the site to the village of Riverstick. The proposed development would, therefore, endanger public safety by reason of traffic hazard, particularly in relation to vulnerable road users and would 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 2019.