



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/6310

APPEAL by Sean and Geraldine O’Leary of Harbour View, The Highlands, Glounthaune, County Cork, and by Ruden Homes Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork and by Others against the decision made on the 18th day of February, 2019 by Cork County Council to grant subject to conditions a permission to Ruden Homes Limited.

Proposed Development: A residential and amenity development comprising the construction of 70 number dwellings (52 number units will have the option of a ground floor annex to the rear of the proposed dwellings) and all associated ancillary site development works including vehicular access, parking, footpaths, drainage, landscaping and amenity areas. Vehicular access to the residential development will be from the south–west via Ballynaron Road. A community, recreational and amenity area will be provided within south-east section of site with parking provision and set down area to front and separate vehicular access from Ballynaron Road, all at The Highlands, Ballynaron, Glounthaune, 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 infrastructural improvements required to provide safe connectivity for pedestrians, cyclists and motorists, to the village centre and to the railway station, it is considered that development of the kind proposed would be premature pending the determination by the planning authority of a road improvement works scheme for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the likelihood that the proposed development would be predominantly car based for transport purposes and to the uncertainty that the traffic and transport assessment is sufficiently robust in identifying relevant peak traffic conditions in Glounthaune, the Board is not satisfied that the proposed development would not give rise to serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board considers that the density of the proposed development is contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), issued to planning authorities under Section 28 of the Planning and Development Act 2000. The site of the proposed development is on serviceable lands, within the development boundary of Glounthaune, which is designated as a Key Village within the Metropolitan Cork area where the objective of the Cobh Municipal District Local Area Plan 2017 is to secure a significant increase in the population of the settlement. Having regard to the proposed density of development, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage. In addition, the proposed development does not have an adequate mix of dwelling types, being predominantly semi-detached and detached housing. It is considered that the low density proposed would be contrary to these aforementioned Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. The proposed development 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 2020.