



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04606

APPEAL by Frank and Rita O'Driscoll of Dunmanway Road, Coolfadda, Bandon, County Cork against the decision made on the 18th day of February, 2019 by Cork County Council to grant subject to conditions a permission to Compass Homes Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork.

Proposed Development A ten-year permission for the development of 99 number dwelling units. The proposed residential development includes the demolition of an existing shed and the construction of 35 number detached dwellings, 58 number semi-detached dwellings and six number terraced dwellings. The proposed development includes provision for internal roads and paths, access from the Dunmanway Road and Upper Convent Hill Road to the north of the site, two number substations, landscaping, boundary treatments, car parking and ancillary site works, all at Coolfadda, Bandon, 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

In arriving at its decision, the Board had regard to the following:

- (a) SPPR 4 of the “Urban and Building Heights Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in December, 2018;
- (b) Sections 5.0 and 5.11 of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May 2009;
- (c) Objective CS 4-2(b) of the Cork County Development Plan 2014 – 2020; and
- (d) the residential zoning of the site in the Bandon Kinsale Municipal District Local Area Plan 2017.

The Board considered that the proposed development would fail to achieve a satisfactory density of residential development in accordance with the Ministerial Guidelines cited above and would, therefore, represent an inefficient use of a zoned urban site. Furthermore, the poor housing mix proposed would not be in accordance with the objective to both limit the incidence of suburban commuter orientated development in Bandon and to provide a wider range of accommodation in this designated Ring Town, where greater self-sufficiency is being sought. The proposed development would, therefore, contravene the above cited advice and the requirements as set out in the Ministerial Guidelines and would contravene Objective CS 4-2(b) of the current Development Plan for the area. The proposed development would, therefore, 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.