



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/07383

APPEAL by MOS Homes Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 21st day of February, 2019 by Cork County Council to refuse permission.

Proposed Development: Construction of 61 number dwellinghouses, consisting of one number four bedroom detached dwellinghouse, 32 number four bedroom semi-detached dwellinghouses, 18 number three bedroom semi-detached dwellinghouses, six number three bedroom townhouses, four number two bedroom townhouses and all ancillary site works including a noise attenuation screen. The proposed development will be an extension to the residential development known as Heathfield which is currently under construction, with access provided via the junction from the Killumney Road and internal road network which was permitted by Cork County Council under planning register reference numbers 15/6813 and 17/4270, all at Heathfield, Carriganarra, Carrigrohane, Ballincollig, 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 Section 2.9 of the Spatial Planning and National Roads Guidelines for Planning Authorities, issued by the Department of the Environment, Community and Local Government in January, 2012, and to Objective TM 3-1 of the Cork County Development Plan 2014 – 2020, the Board considered that, as the site lies within the Route Protection Corridor of the Cork Northern Ring Road (N22/N20/M8) which is a Project Critical to the Delivery of Planned Development, the proposal would be premature in advance of the finalisation of the design of the proposed upgraded junction between the N22 and the L-2216 within this Corridor. Accordingly, to grant permission for this proposal would risk compromising the future design of this junction, would fail to preserve the Route Protection Corridor, would materially contravene Objective TM 3-1 of the development plan and would be contrary to the above-mentioned Guidelines. 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.