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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 18/06021**

**APPEAL** by Ruden Homes Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 29<sup>th</sup> day of March, 2019 by Cork County Council to refuse permission.

**Proposed Development:** A residential development comprising the construction of 75 number dwellinghouses, a creche and all associated ancillary site development works including access, parking, footpaths, drainage, landscaping and amenity areas. The development includes the creation of a new vehicular access road along the site's eastern boundary via Ballytrasna Park to service the site. The ancillary site development works consist of the diversion and undergrounding of the existing MV (10kV/20kV) Electricity Supply Board electrical cables at Courtstown, Little Island, 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**

The site of the proposed development is on serviceable lands within the development boundary of Little Island and is in close proximity to social and community services. It is an objective under the Cork County Development Plan, 2014 to ensure that all new development within the County supports the achievement of sustainable residential communities and that the Council will have regard to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in May, 2009 and the accompanying Urban Design Manual, in assessing applications for development through the development management process (Objective HOU 3-1: Sustainable Residential Communities). Having regard to the proposed density of the development, at less than 20 dwelling units per hectare, 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 given the proximity of the site to the built-up area of Little Island and to established social and community services in the immediate vicinity. Furthermore, it is considered that such a low density would be contrary to the 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.

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**Stephen Bohan**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**