



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/4595

APPEAL by Túath Housing Association care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 3rd day of May, 2019 by Cork County Council to refuse permission.

Proposed Development: The demolition of the former Gaelscoil Uí Ríordáin and the removal of the roadside boundary wall to facilitate the construction of a four-storey apartment building containing 24 number units. The proposed building consists of four number one bedroom units, 15 number two bedroom units, and five number three bedroom units. Vehicular access to the proposed development will be via a new entrance off the Inniscarra Road (L2211-0) to an under-croft car parking area which will also accommodate an ancillary bike storage area, caretaker store, cold water storage room, boiler room, refuse storage area and utilities plant. The proposed development will include landscaping and all ancillary site development works at Inniscarra Road, Coolroe, 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

1. Having regard to its scale, design and layout of the proposed development, including the height of retaining walls and its proximity to the proposed apartment building, it is considered that the proposed development would constitute over development of the site, and would seriously injure the residential amenities of future residents. Furthermore, the proposed development would seriously injure the amenities of property in the vicinity and to the character of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to advice in the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines” issued by the Department of Housing, Planning and Local Government in March 2018, and the car parking requirements in the Cork County Development Plan 2014, the proposed development would fail to provide at least one car parking space per apartment, would be sub-standard in terms of car parking provision and be likely to lead to overspill car parking in the surrounding area. The proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.