



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05327

APPEAL by Alumcrest Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 17th day of July, 2019 by Cork County Council to refuse permission for the proposed development.

Proposed Development: The construction of two number two-storey, three bedroom, semi-detached dwelling houses and all ancillary site development works at Lios Cara, Rathpeacon, Killeens, County Cork. The proposed dwellings will replace a four bedroom, detached dwelling house with attached creche permitted under Cork County Council planning reference number 14/5866. Access to the proposed development will be provided via the existing estate access off the L-2785 and internal road network.

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 the documentation submitted with the planning application and appeal, it is considered that the proposed development would be contrary to policy SC 3-1 of the Cork County Development Plan 2014-2020 and to the Ministerial Guidelines issued to planning authorities under section 28 of the Planning and Development Act, 2000 on Childcare Facilities and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the proposed development is not one where new childcare facilities are proposed. Furthermore, and having regard to the documentation submitted with the planning application and appeal, the Board did not accept that the review of childcare provision in the vicinity of the appeal site, as undertaken by the appellant, justifies the proposed development.

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

Dated this day of 2019.