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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 19/05659**

**APPEAL** by Brock Lewin and Clare Cliffe Lewin care of Sean R. McCarthy of The Orchard, Cork Road, Fermoy, County Cork and by Others against the decision made on the 22<sup>nd</sup> day of August, 2019 by Cork County Council to refuse permission to Bluescape Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork.

**Proposed Development:** Construction of 55 number dwellinghouses and all ancillary site development works. The proposed development consists of the construction of five number two-storey four bedroom detached dwellinghouses, 12 number two-storey four bedroom semi-detached dwellinghouses, 14 number two-storey three bedroom semi-detached dwellinghouses, eight number two-storey three bedroom townhouses, six number two-storey two bedroom townhouses and 10 number two bedroom bungalow units. The proposed development makes provision for the upgrade of the Knockraha Road and access to the proposed development will be via a proposed signalised junction with Cois Chuain with a pedestrian access to the L-2969-0 country road to the north of the site. The proposed development is a change of plan from that permitted by Cork County Council planning register reference number 17/5699 and An Bord Pleanála appeal reference number ABP-300128-17 (subsequently amended by Cork County Council planning

register reference number 18/6312), all at Lackenroe and Ballynaron, Glounthaune, 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 the infrastructural improvements required to provide safe connectivity for pedestrians, cyclists and motorists, to the village centre and to the railway station, it is considered that the proposed development would be premature pending the determination by the planning authority of a road improvement works scheme for the area.
2. Having regard to density, it is considered that the proposed development would be contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), issued to planning authorities under Section 28 of the Planning and Development Act, 2000, and to the provisions of the National Planning Framework (2018). The site of the proposed development is on serviceable lands, within the development boundary of Glounthaune, which is designated as a Key Village within the Metropolitan Cork area, where the objective of the Cobh Municipal District Local Area Plan 2017-

2023 is to secure a significant increase in the population of the settlement. It is considered that the proposed development would not be of a sufficiently high density to provide for an acceptable efficiency in serviceable land usage, and that the low density proposed 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. Furthermore, it is considered that the proposed development would be contrary to the National Planning Framework which aims to achieve compact growth through effective density and consolidation rather than more sprawl of urban development. The proposed development 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 considered that the additional traffic associated with the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. Furthermore, it is considered that the proposed development would be contrary to the national planning policy which aims to achieve compact growth through effective density and consolidation rather than more sprawl of urban development.

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

**Dated this            day of            2020.**