



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38706

Appeal by Whitebon Developments Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 14th day of April, 2020 by Cork City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of an existing garage/shed structure and the construction of 16 number residential units. The proposed development consists of the construction of two number three bedroom semi-detached dwelling houses, eight number two bedroom apartment/duplex units and six number one bedroom apartment units and all ancillary site development works including bicycle parking facilities, landscaping and servicing proposals. Vehicular access to the proposed development will be provided via a new entrance from Strawberry Hill. All at the site with frontage with Strawberry Hill and Blarney Street, Cork.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the nature, scale and position of the proposed two number dwellings on the southern boundary and the overall layout of the proposed development, including the provision of open space, as set out in Drawing Number 18121/P/003 Rev P2, 'Proposed Site Plan' as received by the planning authority on the 19th day of March, 2020, it is considered that the proposed development would provide a high quality of residential amenity for future occupants and would be in accordance with the proper planning and sustainable development of the area. In this regard, the modification to the proposed development as required by the imposition of condition number 2, is not warranted.

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.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.