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## **Planning and Development Acts 2000 to 2020**

### **Planning Authority: Cork City Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 11<sup>th</sup> day of September 2020 by Eoin Sheehan care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork.

#### **Proposed Development comprises of the following:**

- (a) 150 number residential units (10 number one-bedroom units; 36 number two-bedroom units; 77 number three-bedroom units and 27 number four-bedroom units), comprising 112 number houses (one number detached; 50 number semi-detached and 61 number terraced units) and 38 number apartments.
- (b) The proposed development will also consist of the demolition of an existing garage and southern boundary wall, to be replaced with a new southern boundary wall, as well as the lowering of the existing eastern boundary wall and pier, at number One Sunberry Drive; a crèche; all associated ancillary site development and landscaping works, to include bin stores, bicycle and car parking, ground works and retaining structures, foul drainage, stormwater drainage, water supply, service ducting and cabling, public lighting, relocation of existing Electricity Supply Board substation, and all boundary treatments.

- (c) The proposed development is to be accessed via the existing Sunberry Heights and Sunberry Drive off the Blarney Relief Road (R617). An upgrade is proposed to the existing Sunberry Heights and Sunberry Drive and the existing access to the proposed strategic housing development, including the widening of the footpath at the junction with the Blarney Relief Road (R617), raised platforms, security barriers and fencing as necessary, road markings, and road resurfacing to facilitate improved pedestrian/cycle connectivity all located at Monacnapa, Blarney, Cork.

## **Decision**

**Refuse permission for the above proposed development based on 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.

