

Board Order ABP-308156-20

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 11th 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.

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(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.

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Reasons and Considerations

The proposal for the construction of 150 number residential units, on lands zoned Medium B Density Residential Development in the Blarney Macroom Municipal District Local Area Plan 2017, materially contravenes zoning objective BL-R-03, that states Medium B Density Residential Development including detached dwellings, limited to the lower portion of the site. The proposed development includes a residential density in excess of that planned for on the lower portion of the site which has been reserved for a residential density range of between 12-25 units per hectare in the adopted land use zoning objective. It is considered that the inclusion of a residential density of 36.6 units per hectare, within an area of land for which the residential density range is 12-25 units per hectare, would be contrary to the Local Area Plan and not be in accordance with section 8(1)(a)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, which is required to be included in the public notice at application stage, therefore, the Board is precluded from granting permission for the proposed development.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this day of 2020

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