



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 19/06997

APPEAL by John Hinchion of Avila, Chapel Hill, Macroom, County Cork against the decision made on the 27th day of October, 2020 by Cork County Council to grant subject to conditions a permission to Carraignine Holdings Limited care of Louise Sliney Architects of Knocknacullen, Belgooly, County Cork.

Proposed Development: Construction of one number dwelling with detached domestic garage and wastewater treatment unit and polishing filter and construction of two number dwellings with detached domestic garages and all ancillary and associated site works at Chapel Hill, Sleveen East, Macroom, 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

Having regard to the configuration, overall design, scale, layout and low density, it is considered that the proposed development fails to provide for adequate density and provides for a poor distribution of space and perpetuates the piecemeal development of this town centre site. It is, therefore, considered that the proposed development fails to respond appropriately to the unique characteristics of the site and would provide for a poor living environment for future residents and would not comply with the criteria set out in the Urban Design Manual: A best practice guide (May 2009) or Section 6.9 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009), relative to density for town centre sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021