



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 30th day of November 2020 by MWB Two Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork.

Proposed Development comprises of the following:

The construction of a strategic housing development of 179 number residential units to be provided in three number apartment buildings ranging in height from five to seven storeys and all ancillary site works.

The proposed development includes the construction of

- 88 number one-bedroom apartments,
- 85 number two-bedroom apartments
- Six number three-bedroom apartments.

The development will include step-down housing and facilities for the elderly in Building A, a creche at ground floor level in Building B and building management facilities including plant and storage areas across all three number apartment buildings. Ancillary site works will include the provision of a substation and switch room and an upgrade of the existing sewer line.

The proposed development will provide for new pedestrian and cyclist entrances onto the Passage West Greenway and vehicular access will be via an existing access road off the Bessboro Road.

The proposed development also includes communal open space areas, landscaping, under podium and on streetcar parking spaces, bicycle parking spaces, bin stores, public lighting and all ancillary site development works all located at Bessboro, Ballinure, Blackrock, 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.

Reasons and Considerations

Having regard to the Fifth Interim Report (2019) and the Final Report (2020) of the Commission of Investigation into Mother and Baby Homes, and on the basis of the information submitted in the course of the application and oral hearing, the Board is not satisfied that the site was not previously used as, and does not contain, a children's burial ground and considers that there are reasonable concerns in relation to the potential for a children's burial ground within the site, associated with the former use of the lands as a Mother and Baby Home over the period 1922 to 1998. In this context, the Board considers that it would be premature to grant permission for the proposed development prior to establishing whether there is a children's burial ground located within the site and the extent of any such burial ground. It also considers that it would be premature to grant permission given the implications of such for the satisfactory implementation of the development as proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

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



Dated this *25th* day of *May* 2021