

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: 20/39705

APPEAL by MWB Two Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 1st day of February, 2021 by Cork City Council to refuse permission.

Proposed Development: Construction of a residential development and all ancillary site works. The proposed development will consist of 67 number apartments in an eight-storey apartment building comprising 29 number one-bedroom apartments and 38 number two-bedroom apartments. The proposed development will provide for a new pedestrian and cyclist entrance 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 car parking spaces, bicycle parking spaces, bin stores, public lighting and all ancillary site development works including an upgrade of the existing sewer line. A Natura impact statement (NIS) will be submitted to the planning authority with the application. All at Bessboro, Ballinure, Blackrock, 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.

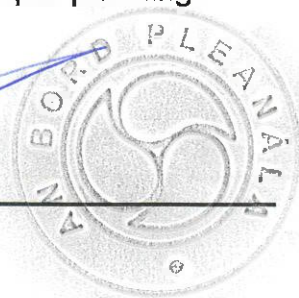
Reasons and Considerations

The majority of the site is located within an area zoned ZO12 Landscape Preservation Zone in the current Cork City Development Plan, the objective for which is to preserve and enhance the special landscape and visual character of the area. There is a presumption against development within this zone, with development only open for consideration where it achieves the site specific objectives as set out in Chapter 10, Table 10.2. The proposed development comprising an eight-storey apartment block (Block D) has been designed as part of a larger residential development of 246 apartments and a creche in four blocks. Having regard to the refusal of permission by An Bord Pleanála under appeal reference number ABP-308790-20 on the 25th day of May, 2021 for the three number apartment blocks comprising of 179 number apartments, creche and all associated site works which form part of the said larger development, it is considered that a grant of permission for the proposed development on its own by reason of its location, height and scale would result in a haphazard form of development that would result in an

isolated apartment block in a protected landscape. The proposed development would, therefore, materially contravene the ZO12 Landscape Preservation zoning objective and the related SE4 site specific objectives for the site as set out in Table 10.2 and would be contrary to the proper planning and sustainable development of the area.



Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this *15th* day of *July* 2021.