

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 16th day of December 2021 by Bluescape Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, Cork.

Proposed Development comprises of the following:

The construction of a mixed-use residential development of 289 number residential units consisting of 201 number dwelling houses and 88 number apartment and duplex units, a two storey creche, four number Electricity Supply Board substations and all ancillary site development works. The proposed development will be constructed on lands to the north and south of the public road, L-2970 Road, known locally as 'the Terrace'. A portion of the site to the south of 'the Terrace' was formerly within Ashbourne Garden and is considered to be within the curtilage and attendant grounds of Ashbourne House, which is a Protected Structure (Record of Protected Structure Reference Number: 00498).

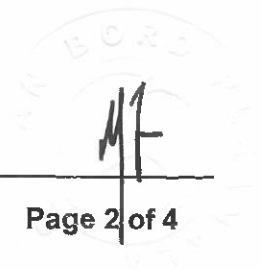
The proposed development to the north of 'the Terrace' provides for 260 number residential units comprising of 196 number dwelling houses, 64 number apartment and duplex units and a two storey creche. The 196 number dwelling houses includes five number four-bedroom detached dwellings, 44 number four-bedroom semi-detached dwellings, 12 number four-bedroom townhouses, two number three-bedroom detached dwellings, 22 number three-bedroom semi-detached dwellings,

47 number three-bedroom townhouses and 64 number two-bedroom townhouses. The 64 number apartment and duplex units contains five number three-bedroom units, 32 number two-bedroom units and 27 number one-bedroom units contained in six number three storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 number residential units comprising of five number dwelling houses and 24 number apartments. The five number dwellings include one number three-bedroom detached dwelling, two number three-bedroom townhouses and two number two-bedroom townhouses. The proposed apartments are provided in a four storey mixed-use building containing a ground floor community unit and a commercial unit with apartments at ground and upper floor levels comprising three number three-bedroom units, seven number two-bedroom units and 14 number one-bedroom units with ancillary rooftop terrace, car parking, bicycle parking and bin stores.

Vehicular access to two number dwellings in the lands to the north of 'the Terrace' will be provided via an upgraded entrance from 'the Terrace' with vehicular access to the remainder of dwellings in the lands to the north of 'the Terrace' via the signalised junction from the L-2968 Road and internal road network permitted by Cork County Council Register Reference Number: 17/5699 and An Bord Pleanála Reference Number ABP-300128-17. A separate secondary emergency access is also proposed from the L-2969 Road to the north.

Vehicular access to the five number dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' which will include a signalised pedestrian crossing and associated traffic calming measures on 'the Terrace'.



Ancillary site works include the demolition of one number existing derelict dwelling house and associated outbuildings, landscaping and servicing proposals including the realignment of the existing pedestrian and cycle route on Johnstown Close, the undergrounding of existing overhead lines, upgrade of the storm and foul sewer network to the south and east of the subject lands along 'the Terrace' and Johnstown Close (L-3004 Road) all located at Lackenroe and Johnstown (townlands), Glounthaune, County Cork.

Decision

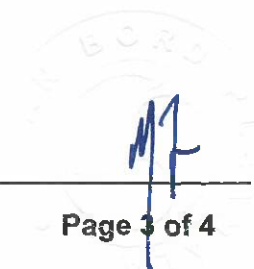
Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

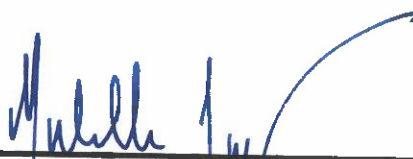
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

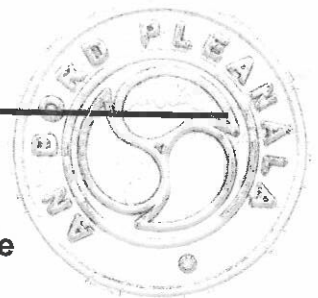
1. Having regard to the existing local road network which is substandard in terms of suitable pedestrian and cyclist facilities, it is considered that the increased demand generated by this development would result in future residents walking and cycling along the local roads and would lead to conflict between vehicular traffic, pedestrians, and cyclists. The proposed development would, therefore, endanger public safety by reason of traffic hazard.



2. Having regard to the topography of the site, and in particular the steeply sloping nature of the site, it is considered that the provision of suitable and useable pedestrian and cyclist facilities cannot be achieved to an acceptable level, and that consequently, the proposed development would be dominated by car use for most journeys, including local trips to Glounthaune village, schools, and the railway station. The development would, therefore, generate a significant volume of traffic which the road network in the vicinity of the site is not capable of accommodating safely due to the restricted width and capacity of the L-2968 Local Road in the vicinity of the site and the restricted capacity of its junction at the 'Dry Bridge' with the L-2970 Local Road. The proposed development would, therefore, give rise to traffic congestion and would endanger public safety by reason of traffic hazard.



Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 19th day of April 2022