



---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/06748**

**APPEAL** by Community and College Housing Partnership care of Arrol Byrne and Company of 11 St. Patrick's Road, Turner's Cross, Cork against the decision made on the 6<sup>th</sup> day of December, 2021 by Cork County Council to refuse outline permission.

**Proposed Development:** Outline permission for development comprising the construction of 56 number build-to-rent residential terraced dwellinghouses consisting of a proposed mix of 28 number five bed to seven bed student houses and 28 number three person to six person general needs houses. Development will include improvement to existing entrance off Main Street and all necessary amenity facilities, service spaces and utilities, all at Rose Lodge, Main Street, Ringaskiddy, County Cork.

**Decision**

**REFUSE** outline permission for the above proposed development in accordance with the reasons and considerations set out below.

21-11-2022  
P.C.

## Reasons and Considerations

1. Having regard to the characteristics of the proposed site and based on the submissions made in connection with the application and appeal, the Board is not satisfied that the proposed development would contribute positively to a sense of place making as the layout presented fails to respond to the site context and is lacking in the provision of usable open space. It is considered, therefore, that the proposed development would seriously injure the residential amenities of future occupants and result in a visually discordant form of development, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the height, design, mass, scale and layout of the proposed development, the difference in site levels between the scheme and the neighbouring dwellings and the proximity of adjoining residential properties to the north, the Board is not satisfied, on the basis of the submissions made in connection with the application and the appeal, that the subject scheme could be accommodated on the site without adversely affecting the amenity of neighbouring dwellings by reason of overlooking and overbearing impact. The proposed development would, therefore, seriously injure the residential amenities of the area and the amenities of properties in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

P.C.

3. Based on the submissions made in connection with the application and appeal, the Board is not satisfied that the access arrangement and on and off-road parking are adequate to serve the proposed development and that the traffic movements likely to be generated would not interfere with the free flow of traffic resulting in an unacceptable traffic hazard. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

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

Dated this *18* day of *May* 2022.

*P.C -*