

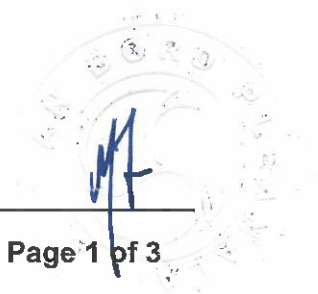
Planning and Development Acts 2000 to 2021

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 4th day of February 2022 by O'Brien and O'Flynn care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

Proposed Development comprises of the following:

1. The construction of 171 number residential units comprising a mixture of 47 number four-bed dwelling houses, 82 number three-bed dwelling houses, 16 number two-bed townhouses and 23 number one and two-bed apartments in a three to four storey block and three number two-bed apartments in a three storey block.
2. A creche or childcare facility.
3. The provision of landscaping and amenity areas and all associated infrastructure and services including vehicular and pedestrian access on to the L-2480-0 public road, improvements to the existing roadway and footpaths on the L-2480-0 including the relocation of an existing vehicular entrance serving Carrigmahon Lodge.



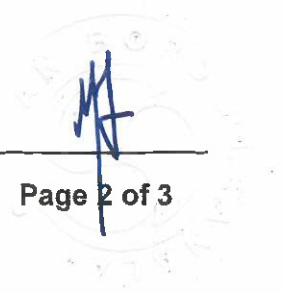
4. All associated ancillary development including parking, lighting, drainage including a foul water pumping station and a stormwater outfall at Strand Road and R610 Road), plant including two number Electricity Supply Board substations, bike and bin storage all located at Lackaroe and Monkstown (Townlands), Passage West, County Cork.

Decision

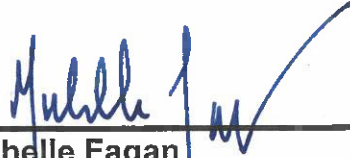
Refuse permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

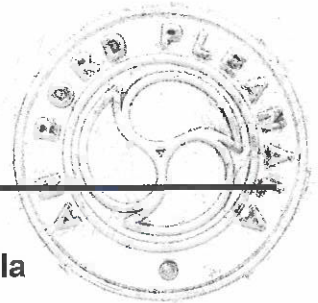
Having regard to the absence of information or certainty regarding the timing and delivery of the local access road which is the subject of Objective PW-U-01 of the Ballincollig – Carrigaline Municipal District Local Area Plan 2017, and the location of the site in an area where the existing access roads are substandard in capacity, width and alignment and are without public footpaths, and notwithstanding the proposed improvements along Carrigmahon Hill, it is considered that the proposed development would endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Furthermore, the proposed development would not be provided with an appropriate means of access and connectivity, as the bollard controlled pedestrian and bicycle access on the northern boundary of the site would be onto Laurel Hill, a local road (L2481) of substandard condition to safely facilitate pedestrians and cyclist movements arising from the northern areas of the proposed development. This lack of appropriate connectivity would be contrary to the principles advocated in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended, and the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, which includes 'Connections' as one of the 12 criteria for the design of residential development. The proposed development would fail to comprehensively provide appropriate means of access as required under specific Objective PW-R-06 of the Ballincollig – Carrigaline Municipal District Local Area Plan 2017. Accordingly, 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 *3rd* day of *Jan* 2022