

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 20/00740

APPEAL by Cloncastle Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 14th day of January, 2022 by Cork County Council to refuse permission.

Proposed Development: (i) Construction of 93 number two and three storey 2, 3 and 4 bedroom dwellings (18 number detached, 46 number semi-detached and 29 number terrace dwellings). Each dwelling is served by a rear garden private amenity space. 207 number car parking spaces to be provided either on curtilage or on street; (ii) provision of public open space (0.5132 hectares/5,134.2 square metres) to serve the development; (iii) construction of a single storey creche (278 square metres) with associated outdoor play area, served by eight number car parking spaces and nine number bicycle parking spaces; (iv) provision of attenuation tank (to serve surface water) and pumping station (to serve foul water); (v) the development also includes two number vehicular junctions on Miles Road to serve: (a) car parking area associated with Dwelling Numbers 1 - 6, and (b) remaining 87 number dwellings and the creche; and (vi) provision of street lighting, internal roadways, footpaths, foul and SuDS surface drainage, landscaping/boundary treatments and all ancillary infrastructural and engineering works necessary to facilitate the development, all at a site at The Miles Road, Clonakilty, County

Cork (located west of The Pines Housing Estate and south of The Miles Road).

Decision

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

Reasons and Considerations

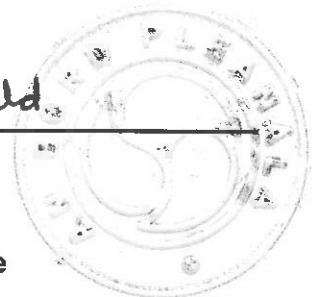
Having regard to the lack of supply in the Clonakilty Water Supply System, and notwithstanding the indication from Irish Water of their intention to upgrade the Clonakilty Water Supply System as part of a programme to provide additional supply for the development of new homes, it is considered that, pending clarity and certainty on the timelines to progress the upgrade through design, planning and all relevant consents, the proposed development would be premature by reason of the existing deficiency in the provision of water supply facilities in the area, would lead to further demands on the water supply system, and would, therefore, likely give rise to a risk to public health and would be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this 4th day of July 2022