



An  
Bord  
Pleanála

## Board Order ABP-312957-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 21/40715**

**Appeal** by Bridgewater Homes Limited care of McCutcheon Halley Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 10<sup>th</sup> day of February, 2022 by Cork City Council to refuse permission.

**Proposed Development:** Demolition and removal of existing structures (including a dwellinghouse and garage/shed) and the construction of 39 number residential units and all ancillary site development works, including access, bike store, bin storage and amenity areas. The proposed development ranges in height from three to five storeys and has access onto Rathmore Park and Popes Hill, all at Popes Hill, The Glen, Cork.

### Decision

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

*pm*

## Reasons and Considerations

1. The proposed development, by reason of site coverage, design, scale, bulk and massing, is excessive and would, by reason of the topography and the constraints of the site, result in over development of the site, would be out of character with the existing residential properties in the vicinity and surrounding area. The proposed development would set a negative precedent for further inappropriate development in the vicinity of the site, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development does not aid legibility and wayfinding of the streetscape due to its overly dominant scale, massing and inadequate qualitative and quantitative provision of communal open space. The proposed development would conflict with the provisions of the Cork City Development Plan 2022-2028, and with minimum standards recommended in the a Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2022, and the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020, and would constitute an excessive density of development on this restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*pm*

3. The Board is not satisfied that the Daylight, Sunlight, Overshadowing Assessment undertaken for the proposed development complies with Objective 11.4 of the Cork City Development Plan 2022-2028, nor that, on the basis of the Daylight, Sunlight, Overshadowing Assessment submitted, the proposed development would not be detrimental to the residential amenity of existing residential properties in the vicinity of the site, in particular those in Motor Villas to the south west, and that the failure of a number of proposed apartments to reach minimum daylight and sunlight target standards, in the absence of robust mitigating compensatory measures, would result in poor residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Peter Mullan**

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

Dated this *14th* day of *June*, 2023.