



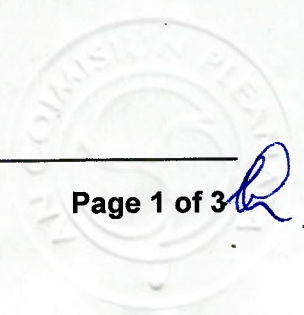
Planning and Development Act 2000, as amended

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 Coimisiún Pleanála on the 7th day of April 2022 by Cumnor Construction Limited care of McCutcheon Halley Planning Consultants of 6 Joyce, Barrack Square, Ballincollig, Cork.

Proposed Development comprises of the following:

- (a) Construction of 336 number residential units comprising 242 number dwelling houses (comprising a mix of five, four, three and two-bedroom detached, semi-detached and townhouse and terraced units) and 94 number duplex/simplex units (comprising a mix of one and two-bedroom units);
- (b) A 587 square metre creche and childcare facility;
- (c) The provision of landscaping and amenity areas to include four number flexible open space areas with natural play features, a linear green route with a three metre wide shared surface path running along the eastern boundary and a number of informal grassed areas;
- (d) Public Realm upgrades along the R639 Road, including a shared footpath and cycleway, a four metre toucan crossing with tactile paving;



- (e) The proposed alteration to the Barrymore-Coolcarron 38 kilovolt line. The proposed alteration will involve the undergrounding of a section of the above mentioned overhead 38 kilovolt line to facilitate the housing development and the realignment of approximately 13.6 metres of 38 kilovolt overhead line. The proposed alterations will comprise of;
- One number 12 metre Type "F" lattice steel end terminate mast structure and one 38 kilovolt cable sealing ends;
 - The proposed retirement of 282 metres of overhead conductors and;
 - One type "F" Lattice steel mast structure;
 - One Type "C" light angle strain structure and;
 - One Type "B" portal suspension structure; and
- (f) All associated ancillary development including vehicular access on to the R639 Road, two number access gates to the existing weighbridge and associated ancillary development, lighting, drainage, boundary treatments, bicycle and car parking and bin storage.

All located at Coolcarron (townland), Fermoy, Cork.

Decision

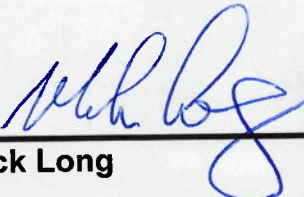
Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

The subject site is located on lands zoned 'Existing Residential/ Mixed Residential and Other Uses' for lands to the north and zoned 'Residential' on the southern section. The 'Residential' zoned lands to the south are categorised as 'Medium B density' residential development and are subject to Objective FY-R-04 of the Cork County Development Plan 2022 – 2028. The specific Objective FY-R-04 requires the scheme to provide for the development of active open space to include playing

pitches. The applicant has not provided any playing pitches as part of this development, a clearly specified requirement of the objective relating to this site. The retrofitting of such pitches by condition as proposed by the planning authority would not be possible within the layout as submitted and to do so may impact on the proposed layout, on adjoining properties and on the overall workings of the proposed scheme which has not been considered or assessed. The proposed development, therefore, materially contravenes the Cork County Development Plan 2022 - 2208 in not complying with the requirement of Objective FY-R-04, would result in a poor quality of residential amenity and would be contrary to the proper planning and sustainable development of the area.

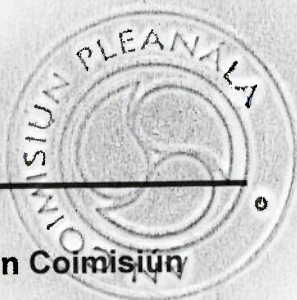
The Commission noted that the proposed development should include provision for pedestrian and cycle connectivity from the development to link in with the open space, new residential lands to the north and north east and more directly to the urban centre.



Mick Long

Planning Commissioner of An Coimisiún

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



Dated this ^{1st} day of *September* 2025