



Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40563

Appeal by Gleann Fia Homes Limited care of McCutcheon Halley Planning Consultants of 6 Joyce House, Barrack Street, Ballincollig, Cork against the decision made on the 5th day of July, 2022 by Cork City Council to refuse a permission for the proposed development.

Proposed Development: The demolition of an existing bungalow and removal of its septic tank, the construction of a residential development consisting of 16 number two-storey dwellings, with optional sunrooms to the rear of each house, provision of new boundary wall and entrance. Vehicular access from Bawnnafinny Road only. Landscaping and site development works, all at Bawnnafinny, Tower, Blarney, Cork.

Decision

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

Reasons and Considerations

Having regard to Objective 3.21 of the Cork City Development Plan 2022-2028, which supports the provision and expansion of high quality childcare facilities throughout the city, in addition to national policy on Childcare Facilities, as set out in the Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in June 2001, the Board considered the proposed development would be detrimental to the amenities of future residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the provision of a creche within the proposed development would involve consideration of a range of different planning matters, including overall layout, access, traffic and parking arrangements, provision of adequate play space, provision of staff facilities, and impacts on residential amenity of adjacent properties. The Board, therefore, took the view that addressing the provision of a creche by way of condition would not be appropriate and the proposed development warrants refusal.



Martina Hennessy

Member of An Bord Pleanála

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

Dated this 21st day of November 2023.