



An  
Bord  
Pleanála

## Board Order ABP-315209-22

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 21/40620**

**Appeal** by Kevin McDonnell and Paul Coburn care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 1<sup>st</sup> day of November, 2022 by Cork City Council to refuse permission.

**Proposed Development:** Construction of 73 number residential units comprising five number detached five-bed dwellings, 15 number detached four-bed dwellings, 50 number semi-detached three-bed dwellings and three number terraced three-bed dwellings. Upgrade of existing access from the R579, flood mitigation works which include works to the R579, culverting of existing streams, foul and storm drainage, public lighting, landscaping, amenity areas and all associated site works, all at Dromin, Cloghroe, Tower, Cork, as revised by the further public notices received by the planning authority on the 12<sup>th</sup> day of May, 2022.

### Decision

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

## Reasons and Considerations

Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November 2009, the Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, and the further information/clarification of further information at planning application stage, that the applicant has provided sufficient information, nor provided sufficient certainty, in relation to the future maintenance of the proposed measures to address flood risk on the site and in the vicinity of the site, thus giving rise to a level of uncertainty regarding the potential for increased on-site and off-site flood levels. The proposed development would be contrary to public safety and to the above-mentioned guidelines, would seriously injure the amenities of future residents and of existing property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stephen Brophy**

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

**Dated this 21<sup>st</sup> day of May 2024.**