



An  
Bord  
Pleanála

## Board Order ABP-317233-23

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 23/04441**

**Appeal** by Milaqua Limited care of Gerald McCarthy Architects Limited of 72 Main Street, Macroom, County Cork against the decision made on the 4<sup>th</sup> day of May, 2023 by Cork County Council to refuse permission.

**Proposed Development:** Construction of two number three-bed semi-detached houses, connection to public sewers and services, boundary walls, public lighting, footpaths, together with all other ancillary site works, all at Gleann na Fhia, Gurteenroe, Millstreet Road, Macroom, County Cork.

### **Decision**

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

## Reasons and Considerations

Having regard to the location of the proposed development on a site of green open space, it is considered that the proposed development would result in a material reduction in the quantity and quality of open space available within the estate and would have an unacceptable material impact on the permitted residential scheme under planning register reference number 19/6045. The proposed development would seriously injure the residential amenity of residents contrary to policy objectives GI 14-4, GI 14-6, ZU 18-9 and MM-GO-05 of the Cork County Development Plan 2022-2028 and would set an undesirable precedent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 7<sup>th</sup> day of March 2024.

