

An
Bord
Pleanála

Board Order ABP-317662-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

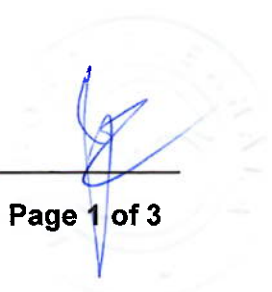
Planning Register Reference Number: T.P.22/41625

Appeal by Stephen and Catherine Manson of 21 Upper Glenrichmond, Glanmire, Cork and by Others against the decision made on the 5th day of July, 2023 by Cork City Council to grant, subject to conditions a permission to Growdale Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

Proposed Development: Construction of 40 number apartments in one building (four storeys over basement/undercroft parking) and all associated ancillary development works including vehicular and pedestrian access, footpaths, drainage, bin storage, bicycle and car parking, landscaping and amenity areas at Knocknahorgan (townland), Sallybrook, Glanmire, Cork.

Decision

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



Reasons and Considerations

1. The proposed development, by reason of its excessive height, scale, and massing as well as its practical net density would constitute overdevelopment of the site resulting in an obtrusive and visually incongruous development that would be out of character with the pattern of development in the vicinity and would result in a substandard form of development by reason of the particular nature of the aspect which would fail to provide quality residential amenity for future occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site and the scale and density of development proposed, the lack of suitable public transport and pedestrian linkages, and the excessive walking distance to services, it is considered that the proposed development would be excessively car dependent. Furthermore, the proposed parking provision and the car dependant nature of the development is such that overspill parking on the local road network, in the absence of pedestrian infrastructure, would endanger pedestrian safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the inclusion of mitigation measures within the Appropriate Assessment Screening Report, the Board cannot be satisfied that the proposed development individually, or in combination with other plans and projects approved in the local area, would not result in adverse effects on the integrity of the Cork Harbour Special Protection Area (Site Code: 004030) in view of the site's conservation objectives. In such circumstances, the Board is precluded from considering a grant of permission for the proposed development.



Joe Boland

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

Dated this 26TH day of September 2024.