



An
Bord
Pleanála

Board Order
ABP-318124-23M

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Cork County Council.

Planning Register Reference Number: 22/06067

Development Concerned: Permission for the construction of 23 number dwelling units and all associated ancillary development works including vehicular access, parking, drainage, landscaping, and amenity areas at Lavallin, Farranastig (townland), Whitechurch, County Cork.

WHEREAS the Board made a decision under Section 139 of the Planning and Development Act, 2000, as amended, in relation to the above-mentioned development by Order dated the 27th day of August 2024:

AND WHEREAS it has come to the attention of the Board that due to a clerical error, the reference in the second last paragraph of the Reason and Considerations section of the Board Order to the removal of condition number 2 of the planning authority's decision is incorrect,

AND WHEREAS the Board considered that the correction/clarification of the above-mentioned matter would not result in a material alteration of the terms of the development,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the matter the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that the Reasons and Considerations Section of its Order shall be as follows:

Reasons and Considerations

Having regard to the design and layout of the scheme and to the following:

- (a) to the core and settlement strategy of the Cork County Development Plan 2022-2028, which was adopted on 6th June 2022, and to the associated population targets being based on the Implementation Roadmap for the National Planning Framework (2018) and the Regional Spatial and Economic Strategy for the Southern Region,
- (b) to the designation of Whitechurch as a village within the Cork Metropolitan Area,
- (c) to Objective DB-01 of the Cork County Development Plan 2022-2028 which encourages the development of up to 50 dwellings within Whitechurch during the Plan period,

- (d) to Section 2.13.1(6) of the Core Strategy Statement which states that the dwelling figure for each village is not intended to be seen as a target or an absolute maximum limit on development,
- (e) to the pattern of permitted residential development within the settlement boundary of Whitechurch since the adoption of said Plan,
- (f) to Section 2.16.3 of Volume 4 of the Plan which acknowledges the existing permissions for the village,
- (g) to Section 2.13.1(5) of the Plan which provides for an allowance for growth where there are outstanding planning permissions resulting in a breach or close to a breach of the settlement target,
- (h) to paragraph 4.9.2 of the Plan which recommends the size of any residential scheme should not normally be over 50% of the overall scale of development within the Plan period,
- (i) to the location of the site being in close proximity to the village centre and adjacent to an existing housing estate and to the existing infrastructure capacity that can accommodate the overall development,
- (j) to the density of the development being in accordance with objective HOU 4-7 and appropriate to the scale of the village in accordance with objective CS 2-7, and
- (k) to Section 37(2)(b) of the Planning and Development Act 2000, as amended,

the Board considers that the inclusion of condition number 2 of the planning authority's decision to grant permission, would be in the interest of the proper planning and sustainable development of the area and would not result in a material contravention of the Cork County Development Plan 2022-2028.

In not agreeing with the Inspector, the Board felt that more weight should be given to Objective DB-01 of the Cork County Development Plan 2022-2028 which encourages the development of **up to** 50 dwellings within Whitechurch during the Plan period.



Liam Bergin

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

Dated this 09th day of October 2024.