

An  
Bord  
Pleanála

Board Order  
ABP-319011-24

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## Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 23/42355

**APPEAL** by Nollaig Ó Máthuna of 32 Glen Heights Road, Ballyvolane, Cork against the decision made on the 15<sup>th</sup> day of January, 2024 by Cork City Council to grant subject to conditions a permission to Ann and Richard Hyde care of Dennis Hennigan and Associates Limited of Green Banks, Ballyvolane, Cork.

**Proposed Development:** Construction of a two-storey detached dwelling and all associated ancillary site development works as previously granted under planning register reference number 18/04842, all at Site number 1, Ballinvriskig, Upper Glanmire, Cork.


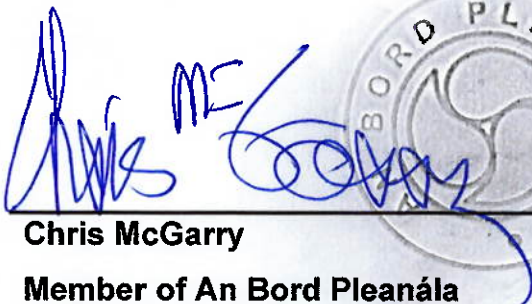
## Decision

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

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## Reasons and Considerations

Having regard to the ZO 15 Public Open Space zoning of the site, the objective of which is 'to protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities' as indicated in the Cork City Development Plan 2022-2028, and by reference to the totality of the documentation on file, including the Section 137 notice from An Bord Pleanála dated the 16<sup>th</sup> day of October, 2024 issued to all parties and the response from the applicant dated the 5<sup>th</sup> day of November, 2024, it is considered that the proposed development, which is for residential use, would materially contravene the said zoning objective and would constitute an inappropriate form of development at this location. Furthermore, having regard to the zoning objectives within the wider area, which include residential zoning, it is considered that future residential development would be better allocated to those areas specifically zoned for that purpose, and that a material contravention of the open space zoning objective is not warranted in this instance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 27<sup>th</sup> day of November 2024.