



Planning and Development Acts 2000, as amended

Planning Authority: Cork City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Coimisiún Pleanála on the 20th day of June 2024 by Eoin Sheehan care of Coakley O'Neill Town Planning Limited of National Software Centre Campus, Mahon, County Cork.

Proposed Development comprises of the following:

- (a) 143 number residential units (eight number one-bed; 38 number two-bed; 71 number three-bed; and 26 number four-bed units), comprising 105 number houses (three number detached; 42 number semi-detached; and 60 number terraced units) and 38 number apartments, ranging in height from two to three storeys above ground, including split level houses.
- (b) The proposed development will also consist of the demolition of an existing garage and southern boundary wall, to be replaced with a new southern boundary wall, as well as the lowering of the existing eastern boundary wall and pier, at Number 1 Sunberry Drive; a crèche; all associated ancillary site development and landscaping works, to include bin stores, bicycle and car parking (including a basement car park under the proposed apartments), ground works and retaining structures, foul drainage, stormwater drainage, water supply, service ducting and cabling, public lighting, relocation of existing Electricity Supply Board substation, and all boundary treatments.

- (c) The proposed development is to be accessed via the existing Sunberry Heights and Sunberry Drive off the Blarney Relief Road (R617 Road). An upgrade is proposed to the existing Sunberry Heights and Sunberry Drive and the existing access to the proposed strategic housing development, including the widening of the footpath at the junction with the Blarney Relief Road (R617 Road), raised platforms, security barriers and fencing as necessary, road markings, and road resurfacing to facilitate improved pedestrian and bicycle connectivity, all located at Monacnapa, Blarney, Cork.

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.

Reasons and Considerations

In coming to its decision, the Commission had regard to the following:

1. Access to the proposed development from Sunberry Heights access road has a substandard gradient which cannot be mitigated and has inadequate sightlines onto the R617. Notwithstanding the proposed measures put forward by the applicant to mitigate safety concerns, An Coimisiún Pleanála is not satisfied on the basis of the information contained within the application that the proposed development would not give rise to the creation of a serious traffic hazard or obstruction of road users both on Sunberry Heights access road and at the R617 junction due to the significant increase in the volume of traffic using this substandard access road.

Furthermore, section 11.226 of the Cork City Development Plan 2022-2028

states that the layout of proposed new residential, commercial or mixed-use developments must be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). Notwithstanding the proposed measures put forward, the proposal fails to provide adequate accessible, inclusive and comfortable access to/from the site for pedestrians and cyclists and therefore does not achieve DMURS core design principles of connectivity, permeability and legibility for pedestrians. The proposal is therefore considered not to be consistent with section 11.226 of the Plan.

Having regard to all of the above, the proposed development would therefore considered to be unacceptable and inconsistent with the proper planning and sustainable development of the area.

2. Objective 11.2 Dwelling Size Mix and Table 11.9 of the Cork City Development Plan 2022-2028 sets out clear unit mix requirements to be adhered to, except in exceptional circumstances where justification is provided. A Statement on Housing Mix in accordance with Objective HOU 3-3 of the now expired Cork County Development Plan 2014 was submitted with the application documentation. However, no Statement of Housing Mix in accordance with Objective PO1 of the Housing Strategy and Housing Need Demand Assessment of the Supporting Studies accompanying the adopted Cork City Development Plan 2022-2028 has been submitted and it is considered that inadequate justification has been provided in relation to the unit mix proposed. The Commission is therefore not satisfied that the proposed development meets the requirements of these objectives. The proposed development would therefore materially contravene the Cork City Development Plan 2022-2028 in relation to the provision of unit mix requirements and would, therefore, considered to be inconsistent with the proper planning and sustainable development of the area.
3. Section 11.245 of the Cork City Development Plan 2022-2028 states that to encourage the use of Electric Vehicles (EV), multi-unit residential developments shall provide a minimum of one EV equipped parking space per five car parking spaces. The proposed development does not comply with section 11.245 of the Plan. This issue has not been addressed in the

applicant's Material Contravention Statement and therefore inadequate justification has been provided in relation to the EV equipped parking spaces proposed. The Commission is therefore not satisfied that the proposed development meets the requirements of this section of the Cork City Development Plan 2022-2028. The proposed development would, therefore, materially contravene the Cork City Development Plan 2022-2028 in relation to the provision of EV equipped parking space requirements and would, therefore, considered to be inconsistent with the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *7th* day of *November*, 2025.