

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 24/43442

Appeal by David Ahern of 2 Blackthorn View, Blackthorn Drive, Lower Killeens, County Cork and by others against the decision made on the 27th day of August, 2025 by Cork City Council to grant subject to conditions an outline permission to Donal Cox care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork.

Proposed Development: Outline permission for the demolition of a habitable house (230 square metres) ancillary garage storage shed and two number manufacturing sheds. The construction of 88 number residential dwellings comprising of 32 number two-storey houses (13 number two-bed dwellings, 10 number three-bed dwellings and nine number four-bed dwellings) 16 number one-bed apartment units arranged in three number three-storey apartment blocks and 40 number duplex dwellings (20 number two-bed dwellings and 20 number three-bed dwellings) arranged in 10 number three-storey blocks. Revisions to existing site entrance to create new vehicular and pedestrian access, a separate pedestrian access at the southern side onto Upper Fairhill, and internal estate roads and pathways. 133 number car parking spaces and 55 number cycle spaces. The proposed development also comprises of all associated site development works, including hard and soft landscaping and boundary treatments, the provision of private and public open spaces, bin storage, and all drainage works, including attenuation tanks

and nature-based Sustainable Drainage Systems (SuDS) measures and foul sewer infrastructure works, including pumping station and rising main sewer along inside of Upper Fairhill boundary, all at Blackstone Bridge, Upper Fairhill, Lower Killeens, Cork, as revised by the further public notices received by the planning authority on the 31st day of July, 2025.

Decision

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

Reasons and Considerations

1. The subject site is located on a minor local road which is seriously substandard in terms of width, gradient and alignment. It is considered that the proposed site entrance location would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the proposed development would generate on a substandard road at a point where sightlines are restricted in both directions, the gradient is too steep, the entrance on a sharp bend, the lack of safety measures for pedestrian and cyclists which, in addition, are highlighted in the Road Safety Audit submitted with the planning application. The Commission is not satisfied with the applicant's proposal to defer a number of road safety issues through a detailed design stage as these are matters that warrant resolution prior to any grant of outline permission. The proposed development would endanger public safety by reason of traffic hazard and would obstruct road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would be premature pending the final design and layout of the proposed Cork Northern Distributor Multi-Modal Route (CNDMR) having regard to the substandard nature of the adjacent local road onto which it is proposed to connect the current proposed development, and which would give rise to a traffic hazard for any additional traffic movements and all road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

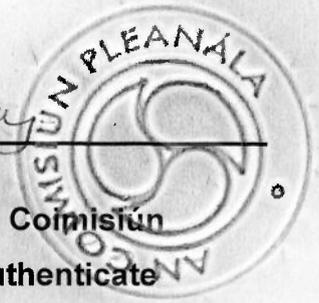
Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *16th* day of *December* 2025.