



An
Bord
Pleanála

Inspector's Report PL04.247348

Development	Change of use of disused classroom building from educational to residential, construction of a 2nd floor and associated works to provide 19 no. apartments. Former Gaelscoil Ui Riordan
Location	Inniscarra Road, Coolroe, Ballincollig, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	Reg Ref 16/5753
Applicant(s)	PSA Project Management Ltd
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	PSA Project Management Ltd
Observer(s)	None
Date of Site Inspection	7 th January 2017
Inspector	Mary Crowley

Contents

1.0 Site Location and Description	3
2.0 Proposed Development	3
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	5
3.3. Prescribed Bodies	6
3.4. Third Party Observations	7
4.0 Planning History.....	7
5.0 Policy Context.....	Error! Bookmark not defined.
5.1. Development Plan.....	8
5.2. Natural Heritage Designations	8
6.0 The Appeal	9
6.1. Grounds of Appeal	9
6.2. Applicant Response	Error! Bookmark not defined.
6.3. Planning Authority Response	11
6.4. Observations	11
6.5. Further Responses.....	11
7.0 Assessment	11
8.0 Recommendation.....	18
9.0 Reasons and Considerations.....	19
10.0 Conditions	Error! Bookmark not defined.

1.0 Site Location and Description

- 1.1. The appeal site with stated area of 0.25411 ha is located in the townland of Coolroe, to the west of Ballincollig. The Westcourt housing estates are located to the rear (south and east) of the site. The Inniscarra Road (public road L2211-0) abuts the northern side of the site. The site contains a disused primary school that is currently vacant.
- 1.2. A set of photographs of the site and its environs taken during the course of the site inspection is attached. I would also refer the Board to the photographs available to view throughout the appeal file.

2.0 Proposed Development

- 2.1. This is an application for development comprising the change of use of a disused 14 no. classroom school building (1,074.7 sqm Gross Floor Area) from educational to residential use, internal and external works including the construction of a second floor, to provide a total of 19 no. apartments (9 no. 1 bedroom and 10 no. 2 bedroom) in a renovated and extended 3 storey building of 1,531.8 sqm Gross Floor Area, all at a site of approximately 0.25411 hectares known as the former Gaelscoil Ui Riordain, Inniscarra Road, Coolroe, Ballincollig, Co. Cork.
- 2.2. The proposed development consists of:
 - A total of 19 no. apartments (9 no. 1 bedroom and 10 no. 2 bedroom) arranged over 3 no. storeys, with associated entrance lobbies, circulation areas, lifts, stairs, internal plant and private amenity spaces;
 - Primary vehicular and pedestrian access will be via the existing enhanced vehicular entrance from Inniscarra Road (Coolroe);
 - Secondary pedestrian access will be via a new dedicated pedestrian entrance and new footpath along Inniscarra Road (Coolroe);
 - 20 no. surface car parking spaces (19 no. regular and 1 no. disabled) and dedicated visitor/set down area;
 - 12 no. bicycles spaces; and

- Bin storage area, boundary treatments, retaining walls, hard and soft landscaping, site lighting and all other ancillary and associated site development works above and below ground level
- 2.3. The application was accompanied by a Planning Report, Appropriate Assessment, Shadow Cast Analysis, Preliminary Waste Management Plan for Old Ballincollig Gaelscoil, Engineer Planning Report, Stage 1 Road Safety Audit, letter of consent to make a planning application,

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Cork County Council issued notification of decision to refuse permission for two reasons relating to overdevelopment, traffic hazard and residential amenities. The reasons for refusal are as follows:

1. *Having regard to the scale, density and layout of the proposed development, it is considered the proposal would constitute over development of the site resulting in unacceptable and restrictive turning facilities, inadequate parking provisions, unacceptably restrictive and steeply sloping access roads and parking areas, insufficient public open space and recreational amenity facilities for children. The proposed development would result in a serious traffic hazard and would set an undesirable precedent for other inappropriate developments in the locality. The proposed development would not enhance the character and amenity of the area and as such would not be consistent with the policy objectives for the 'Existing Built Up Area' and other policy objectives in the County Development Plan 2014. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*
2. *The proposed development would, by reason of overlooking, be seriously injurious to the residential amenities of the adjoining properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*

3.2. **Planning Authority Reports**

- 3.2.1. The **Case Planners Assessment** set out that given the concerns raised by the Area Engineer and Estates Engineer and having regard to the inadequate recreation and amenity facilities and issues with overlooking, that the proposed development is not in accordance with the proper planning and sustainable development of the area. Refusal was recommended for two reasons relating to overdevelopment, traffic safety and residential amenities.
- 3.2.2. The **Senior Executive Planner** refers to the Case Planners Report and concludes that in light of the concerns set out by the Area Engineer and Estates Engineer and the assessment carried out by the Case Planner that the proposed development would be contrary to the proper planning and sustainable development of the area. Refusal was recommended.
- 3.2.3. The **Senior Planner** refers to the previous planning reports on file and states that whilst the site is within the development area of Ballincollig it is a very restricted site with inadequate room for parking (see AE's and EE's reports) and poor vehicular accessibility. The Senior Planner agrees with the comments of the Area Planner and the recommendation of the Senior Executive Planner and recommended refusal for the two reasons identified.
- 3.2.4. **Other Technical Reports**
- 3.2.5. The **Area Engineer** considered that redevelopment of this site would be a positive however raised concerns on the scale of the development in relation to access and provision of parking. The report concluded that the proposed development in its present form would constitute over-development of the site, involving inadequate parking provisions, unacceptable & restrictive turning facilities and unacceptably restrictive and steep sloping access roads, parking areas, etc. The Area Engineer recommended that the proposed development in its present form should not be permitted.
- 3.2.6. The **Estates Engineer** states that while it is considered that the redevelopment of this vacant / disused site & building would be a positive outcome and that there are some positive aspects re the proposed design, there are concerns and reservations re the proposed development from inadequate parking provision, the vehicular access into and within / around the development, restricted widths and unacceptably

steep slopes / gradients, inadequate provision of suitable turning space / provisions for cars and any service vehicles etc accessing the development, the turning spaces are very restricted and potentially not practical and the proposed pedestrian footpath out to the public road on the eastern side of the development could be potentially hazard. Having regard for the above, it is considered that the proposed development in its present form would constitute over-development of the site, involving inadequate parking provisions, unacceptable & restrictive turning facilities and unacceptably restrictive and steep sloping access roads, parking areas, etc and should not be permitted.

3.2.7. The **Public Lighting Report** has no stated objections subject to conditions as outlined in the report.

3.3. **Prescribed Bodies**

3.3.1. **Inland Fisheries Ireland (IFI)** (11th August 2017) submitted the following:

- Noted that it is proposed to dispose of septic effluent from this development to the public sewer. IFI has no objection to his aspect of the development provided Irish Water signifies there is sufficient capacity in existence so that it does not overload either hydraulically or organically existing treatment facilities or result in polluting matter entering waters. However, if such an assurance is not in place IFI feels that there must be an onus on the developer to provide a separate treatment and disposal option until the public facilities are adequate.
- Also requested that planning conditions are attached to ensure there is no interference with, bridging, draining or culverting of any watercourse, its banks or bankside vegetation to facilitate this development without the prior approval of IFI.

3.3.2. **Irish Water** (25th August 2017) requested a drawing showing how drinking water is to be provided to the 19 apartments together with a drawing showing the Pump Station details.

3.4. Third Party Observations

3.4.1. There is one third party submission recorded on the planning file from Tom Scriven, The Laurels, Underwood, Rochestown, Cork. The issues raised may be summarised as follows:

- No objection to the principle. Welcomes additional residential units in the area. Good to see the recycling of what has effectively been an abandoned building.
- The third party suggests it is unclear whether the pedestrian crossing and footpath along the existing road shown in the drawings will be undertaken and seeks clarification of this issue.
- In the interest of the environment it is considered good to see the use of public transport and bicycles and limiting the number of parking spaces is to be encouraged.
- Queried if all the planting will be of native origin, particularly the trees proposed.

4.0 Planning History

4.1. **Reg Ref 16/5295** - PSA Project Management Ltd withdrew a planning application for Development comprising the change of use of a disused 14 no. classroom school building (1,074.7 sqm Gross Floor Area) from educational to residential use with a total of 19 no. apartments (9 no. 1 bedroom and 10 no. 2 bedroom) arranged over 3 no. storeys.

4.2. **Reg Ref 10/5145** - Bord Bainistíochta Gaelscoil Uí Riordáin National School were granted planning permission for two-storey prefabricated building to accommodate 2 no. classrooms to rear (south) of existing school.

4.3. **Reg Ref 07/12938** - Board of Management Gaelscoil Uí Riordáin were granted planning permission for erection of 2 no. prefabricated classrooms at first floor level over existing classrooms with external stairs.

4.4. **Reg Ref 06/6872** - Gaelscoil Uí Riordáin Board of Management were granted planning permission for erection of 2 no. prefabricated classrooms.

- 4.5. **Reg Ref 99/6159** – Permission granted for erection of palisade fencing.
- 4.6. **Reg Ref 97/823** – Permission granted for alterations and extension to school and alterations to site access.
- 4.7. **Reg Ref 94/1865** – Applicant withdrew a planning application for construction of 2 m high palisade type fence and surfacing of school yard.
- 4.8. **Reg Ref 93/497** – Permission granted for an extension to primary school.
- 4.9. **Development Plan**
- 4.9.1. The operative plan for the area is the **Cork County Development Plan 2014**. The CASP update 2008 identified Ballincollig as a major centre for additional population and employment growth. The site is within the settlement boundary for Ballincollig and zoning policies are set out in the **Macroom Electoral Area Local Area Plan 2011** (Amended 2014). **Objective DB-01** states that it is an objective of this plan to secure the development of 4,407 new dwellings in Ballincollig between 2010 and 2020 in order to facilitate the sustainable growth of the town's population from 15,670 in 2006 to 21,430 in 2020.
- 4.9.2. The site is located in an area zoned 'Existing Built Up Area'. **Objective ZU 3-1 Existing Built Up Areas** of the Cork County Development Plan 2014 states that it is objective to *normally encourage through the Local Area Plan's development that supports in general the primary land use of the surrounding existing built up area. Development that does not support, or threatens the vitality or integrity of, the primary use of these existing built up areas will be resisted.*
- 4.10. **Natural Heritage Designations**

The site is not located within a designated Natura 2000 site. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058).

5.0 The Appeal

5.1. Grounds of Appeal

5.1.1. The first party appeal has been prepared and submitted by The Planning Partnership and may be summarised as follows:

- The Board are respectfully requested to overturn the decision of the Planning Authority and grant planning permission for the proposed development.
- No date is noted within the report of the Estates Engineer for a subsequent site visit. As such, questions arise in regards to the objectivity of the assessment of the Estates Engineer in regards to the Planning Application to which the First Party Appeal relates.
- The proposed development is focused on the refurbishment and reuse for the provision of residential units of an existing disused structure within an established and appropriately zoned residential area. The relevant guidance of the Cork County Development Plan 2014 and of the Macroom Electoral Area Local Area Plan 2011 both support flexibility in the application of adequate mix of housing and to relieve development pressure on rural area within Metropolitan Cork. Furthermore, the Development Plan provides that parking standards do not apply in regards to development proposals involving the reuse or refurbishment of existing structures. Accordingly, it is hereby submitted that the proposed development does not constitute overdevelopment or inappropriate density at this location.
- The proposed residential unit will not overlook and will therefore, not significantly impact negatively upon the existing residential amenity of the adjacent properties. In addition, alternative design options are submitted as part of this appeal (amended window treatment on the western elevation), the implementation of which could be conditioned to further ensure that the proposed development does not impact upon the existing residential amenity of neighbouring properties.
- The internal layout and access arrangements which are to accompany the proposed development have been designed following the undertaking of a Stage 1 Road Safety Audit. Notwithstanding this, an alternative entrance design option is submitted as part of this appeal, the implementation of which could be

conditioned to further ensure that the proposed development will not have a significant negative impact upon road safety for residents or road users utilising the Inniscarra Road.

- An integral element of the proposed development is the provision of a new footpath and a new pedestrian crossing which will connect the currently disconnected footpath which connects the Ballincollig Regional Park to Ballincollig Town Centre and which occurs adjacent to the northern boundary of the subject site. The pedestrian crossing has been relocated further west in the amended plans submitted with the appeal. In providing this pedestrian crossing, the proposed development will yield substantial safety benefits for pedestrians, providing real planning gain for the residents of the immediate areas as well as for Ballincollig as a whole.
- The immediate area in which the subject site is located is served by a substantial volume of public open space, including approximately 1.7ha of open space within the adjoining Westcourt and Westbury residential areas, not to mention the substantial amenity value which is presented by the Ballincollig Regional Park, which features a large children's play area and 6 no grass playing pitches. Notwithstanding these local amenities, the proposed development will provide 215 sqm of communal open space which is available for the use of future residents. The Cork County Development Plan acknowledges that the provision of the specified minimum of 12% of the site area of a development site may not be possible with infill developments. Notwithstanding this, an alternative Landscape Masterplan proposal is submitted that includes a Play Area to the front of the site.
- Notwithstanding the illustration and annotation of proposed boundary treatments within the Site Plan and Landscaper Masterplan as submitted to the Planning Authority additional clarifying details demonstrating the use of appropriate boundary treatments are submitted with the appeal.
- Having regard to the prevailing "Existing Built-Up Area" zoning designation which applies to the subject site, the proposed development represents a sustainable and efficient use of these zoned lands, and as such is considered to be consistent with the proper planning and sustainable development of the area.

Consequently, the proposed development will not result in the establishment of an undesirable precedent for inappropriate development within Ballincollig.

- Details of site servicing arrangement accompanied the Planning Application. Notwithstanding this, additional details are submitted as part of this First Party Appeal document which provides additional detail to clarify how the proposed development will be supported by appropriate site servicing arrangements.

5.2. **Planning Authority Response**

- 5.2.1. There is no response from the Planning Authority recorded on the appeal file

5.3. **Observations**

- 5.3.1. None recorded on the appeal file.

5.4. **Further Responses**

- 5.4.1. None recorded on the appeal file.

6.0 **Assessment**

- 6.1. This is an application for the conversion and extension to a former Gael Scoil building which has been vacant for last 3 years. The proposal comprises the conversion of a former 14 room school building into a residential development of 19 number units and associated site works. The development includes the addition of floor to existing building. In response to the notification of decision to refuse permission the applicant has submitted amended layout plans for the scheme. These amendments comprise a reconfigured entrance, relocated pedestrian entrance and pedestrian road crossing relocated further west, revised gradient at the entrance, amended window treatment on the western elevation, together with a reconfigured car parking and amenity area to the front of the scheme. The footprint and overall proposed apartment building layout and elevational treatment remain the same. Accordingly, this assessment is based on the plans submitted to the planning authority on 15th July 2016 as amended by plans received by the An Bord Pleanála on 3rd October 2016.

6.2. Having regard to the information presented by the parties to the appeal and in the course of the planning application, the planning history pertaining to the site and to my site inspection of the appeal site, I consider the key planning issues relating to the assessment of the appeal can be addressed under the following general headings:

- Principle / Policy Considerations
- Development Standards
- Traffic Safety
- Site Services
- Part V
- Development Contribution(s)
- Screening for Appropriate Assessment

6.3. **Principle / Policy Considerations**

6.3.1. The appeal site is within the settlement boundary for Ballincollig located 10km to the west of Cork City. Ballincollig is the largest main town in the County and has been one of Cork's fastest growing towns experiencing a high level of growth and development pressure since 2000. Traffic congestion in the town has been greatly reduced with the opening of the N22 bypass and the Greenfields Link Road. In the Macroom Electoral Area Local Area Plan, Second Edition, January, 2015 it states that the vision for Ballincollig is that it will continue to grow as a major centre for population and employment within the Cork Metropolitan Area.

6.3.2. The appeal site is located in an area zoned 'Existing Built Up Area'. Further the existing school building to be converted is not a protected structure nor is the site located within any designated Conservation Area. The Cork County Development Plan 2014 states that areas of existing development are shown simply as 'existing built up area' in the Local Area Plans. This approach has been taken in order to allow a more positive and flexible response to proposals for the reuse or redevelopment of underused or derelict land or buildings particularly in the older parts of the main towns. Objective ZU 3-1 Existing Built Up Areas of the Cork County Development Plan states that it is objective to normally encourage through the Local Area Plan's development that supports the primary land use of the surrounding existing built up area. Development that does not support, or threatens

the vitality or integrity of, the primary use of these existing built up areas will be resisted.

- 6.3.3. The planning history indicates that the building was originally constructed as a primary school that was subsequently extended and which operated between 1983 and 2012. The Case Planner notes that Gaelscoil Ui Riordain was granted planning permission under Reg Ref 10/4447 for a new school building/site at Carriganarra, Carrigrohane and when this building was completed the school moved from the current site (approximately 3 years ago). It is stated that the building has not been in use since.
- 6.3.4. The proposal involves converting and extending this former Gaelscoil building on the Inniscarra Road to 19 no units. The prevailing pattern of development within the local area is dominated by residential units and specifically to storey semi-detached and detached dwellings characterised by the large Westcourt and Westbury housing estates which surround the appeal site to the south, east and west. The site is proximate to the town centre and well served by community facilities such as the adjacent Regional Park, retail services, localised amenities and infrastructure. The proposed use is consistent with the established character of the area and I am satisfied is compliant with the provisions of the Existing Built-Up Area zoning which applies to this part of Ballincollig. Further the principle of using a vacant building is considered a sustainable option that is to be encouraged.
- 6.3.5. Having regard to County Development Plan and the Macroom LAP, the location of the subject site, within an established and settled residential area, and the proposed change of use from educational use to residential use comprising the refurbishment, extension and adaptation of this former school building to provide 19 apartments within an area zoned “existing built up area” I consider the scheme before the Board is acceptable in principle subject to the acceptance or otherwise of site specifics / other policies within the development plan and government guidance.

6.4. **Development Standards**

- 6.4.1. Cork County Council in their first reason for refusal stated that proposal would constitute over development by reason of scale, density and layout resulting in insufficient public open space and recreational amenity facilities for children. Cork County Council in their second reason for refusal stated that the proposed

development would, by reason of overlooking, be seriously injurious to the residential amenities of the adjoining properties. I note the amendments to the window on the western elevation submitted with the appeal. However, I have concerns regarding the overbearing nature of the scheme that is in my view symptomatic of the overall scale of the proposed scheme.

6.4.2. The proposed development comprises internal and external works to the former Gaelscoil Ui Riordain including the construction of a second floor, to provide a total of 19 no. apartments in a renovated and extended 3 storey building on what is a constricted site. I have considered the internal reports on file from the Planning Authority together with the first party appeal and associated amended plans. Having regard to the increased in height of the existing building, the introduction of windows and balconies and proximity of the site to the adjoining two storey suburban housing estate I have serious concerns regarding the impact of the scheme on the adjoining residential amenities. I also consider that the communal amenity space proposed (as amended to include a children area) is inadequate in qualitative and quantitative terms to serve a development of this scale.

6.4.3. It is my view that the scheme proposed is almost unrecognisable from the existing vacant school building on site. Having regard to the design and elevational treatment of the scheme it would be difficult in my view to remove a floor by way of condition in order to facilitate a more suitable scale and density of development at this location without a significant redesign of the entire scheme. In light of the concerns raised pertaining to the scale and density of the proposed scheme it is my view that the matters raised should be addressed from first principles. Refusal is therefore recommended.

6.5. **Traffic Safety**

6.6. The appeal site adjoins the busy Inniscarra Road, that is heavily trafficked by vehicles and pedestrians. Cork County Council in its first reason for refusal stated that the proposed development would result in a serious traffic hazard and would set an undesirable precedent for other inappropriate developments in the locality. The Cork County Council Area Engineer and Estates Engineer have serious concerns about the proposal and both recommended refusal. In essence it is considered that the proposal; represents overdevelopment of the site, is deficient in parking

provision, provides unacceptable & restrictive turning facilities and unacceptably restrictive and steeply sloping access roads, parking areas, etc.

- 6.7. The planning application was accompanied by a Stage 1 Road Safety Audit. The development proposes to use the existing entrance (subject to improvement) as the main vehicular and pedestrian access to the scheme. A secondary pedestrian access will be provided via a new dedicated pedestrian entrance and new footpath further west along Inniscarra Road (as amended). There will also be a pedestrian access gate along the east of the site onto the adjoining laneway.
- 6.8. In noting the concerns of the Planning Authority, and particularly those of the Area Engineer and the Estates Engineer, the applicant submitted amended plans with their appeal on 3rd October 2016. In particular, an alternative entrance arrangement is presented for consideration to An Bord Pleanála omitting the previous gradient between north eastern corner of the subject building and the edge of the public road, addressing the stated concerns of the Planning Authority regarding gradients at the entrance to the subject site and resulting in a dwell area which is in excess of 10 metres in length. In addition, a revised turning area can be facilitated (Drawing ABP 2 Amended Entrance) to address the specific concerns of the Planning Authority regarding vehicle movement associated with the private car parking area located to the rear of the subject development, effectively being screened from the public road by existing structures. The amended proposal submitted also involve the raised pedestrian entrance and pedestrian road crossing relocated further west.
- 6.8.1. I have noted the concerns raised by the Area Engineer, the Estates Engineer and the Local Authority Planners regarding traffic safety. While the vehicular access into and within/around the scheme involves restricted widths and sloped gradients on the northern section of the site and on the proposed access and parking spaces along the southern site of the development I consider that the amended plans submitted with the appeal address the concerns raised particularly in the context of the redevelopment and reuse of this vacant building. Further I agree with the applicant that an integral element of the proposed development is the provision of a new footpath and a new pedestrian crossing which will connect the currently disconnected footpath which connects the Ballincollig Regional Park to Ballincollig Town Centre and which occurs adjacent to the northern boundary of the subject site. However, the limited availability of suitable turning space/provisions for cars and any

service vehicles and associated knock on effects together with limited car parking provision is in my view a further symptom of the proposed over development of the site and unacceptable layout.

6.8.2. It is my view that the present vehicular and pedestrian access arrangements to Ardnagrena are deficient at this location. Therefore, this application presents an important and pragmatic opportunity to improve a hazardous traffic situation that could otherwise continue unchanged. On balance I consider that this application (as amended) and in these particular circumstances presents an important opportunity to address an existing public safety hazard whereby the vehicular and pedestrian arrangement proposals will in my view improve the overall traffic and pedestrian safety at this location with the public roadway. However, having regard to the scale, density and layout of the proposed development, I consider that the proposal would constitute over development of the site resulting in unacceptable and restrictive turning facilities together with inadequate parking provisions, a serve the density of scheme proposed.

6.8.3. On balance I do not consider that the proposed development (as amended) will constitute a traffic hazard. Further the scheme will provide for and encourage safe pedestrian movement within and in proximity to the subject site. In addition, I agree with the Area Engineer that the proposed new boundary treatment, planting and pedestrian footpath shown on plan are to be welcomed. However, having regard to the restrictive turning facilities within the site together with the inadequate provision of parking to serve the scale of scheme proposed I consider that to permit the development proposed (as amended) would be contrary to the proper planning and sustainable development of the area. Refusal is recommended.

6.9. **Site Services**

6.9.1. It is proposed to connect to the public main and sewer network. The submission by Irish Water indicates that further information is required. Drawings are required showing (1) how drinking water is to be provided to the 19 apartments and (2) Pump Station details. In relation to surface water the Estates Engineer notes that the proposed development does not include any storm attenuation measures and this is not in accordance with policy objective WS 5-1 of the County Development Plan

2014. The report also notes that all storm sewers should be 225mm minimum and there should not be any bends on sewers between manholes.

6.9.2. The foregoing concerns are noted. However, I do not consider it necessary to include these matters as a further reason for refusal, in the light of the other substantive reasons for refusal set out above. It is my view that any future application for development on this site would have to provide the foregoing necessary information, in order to assist in the determination of the application.

6.10. **Part V**

6.10.1. The Case Planners Report states that “the report from the Housing Section outlines that Part V provisions do not apply”. The report of the Housing Section has not been made available with the appeal file.

6.10.2. As set out previously the site is located in an area zoned ‘Existing Built Up Area’. Objective ZU 3-1 Existing Built Up Areas of the Cork County Development Plan 2014 states that it is objective to normally encourage through the Local Area Plan’s development that supports in general the primary land use of the surrounding existing built up area. The primary land use in this case is residential. Any planning application for residential development (i.e. 10 or more units) on land zoned for residential use or a mixture of residential and other uses, must satisfy the requirements of Part V of the Planning and Development Act, 2000 (as amended) in relation to the provision of social and affordable housing.

6.10.3. Accordingly should the Board be minded to grant permission it is my view that a condition be attached requiring that the applicant or other person with an interest in the land to which the application relates enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended.

6.11. **Development Contribution(s)**

6.11.1. **Development Contributions** – Cork County Council has adopted a Development Contribution scheme under Section 48 of the Planning and Development Act 2000 (as amended). Having considered the exemptions listed in the “Reduced Contributions” Section of the scheme it is my view that the proposed development

does not fall under the exemptions listed and it is therefore recommended that should the Board be minded to grant permission that a suitably worded condition be attached requiring the payment of a Section 48 Development Contribution in accordance with the Planning and Development Act 2000.

6.11.2. **Supplementary Development Contribution** - In relation to the Section 49 Supplementary Development Contribution Schemes (re-opening of an operation of suburban rail services on the Cork to Middleton line; provision of new rail services between Blarney and Cork and the upgrading of rolling stock and frequency on the Cobh rail line as demand increases) it is noted that the subject site is located outside the catchment area of these projects and therefore the Section 49 scheme is not applicable in this case.

6.12. Screening for Appropriate Assessment

6.12.1. I refer to the Appropriate Assessment report submitted with the planning application. Having regard to the nature and scale of the proposed development, nature of the receiving environment and proximity to the nearest European site (Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058)), no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site

7.0 Conclusion & Recommendation

- I agree with the Senior Planner that the original site was developed as a Gaelscoil and extended possibly to its limits over the years and what is now proposed is a further intensification which includes an additional third storey.
- The proposed development constitutes overdevelopment at this location
- The proposed development will not significantly impact on the residential amenity of adjacent properties
- The proposed development will constitute a traffic hazard
- The proposed development provides for and encourages safe pedestrian movement within and in proximity to the subject site

- The proposed development provides insufficient communal open space and amenity space
- The proposed development provides for considered and appropriate boundary treatments
- The proposed development will result in undesirable precedent for inappropriate development within Ballincollig

7.1. Having considered the contents of the application, the provision of the Cork City Development Plan 2014, the Macroom Electoral Area Local Area Plan (2015 update), the provisions of government guidance, the grounds of appeal and the responses thereto, my site inspection and my assessment of the planning issues, I recommend that permission be **REFUSED** for the reasons and considerations set out below.

8.0 Reasons and Considerations

1. Having regard to the scale, density and layout of the proposed development, it is considered the proposal would constitute over development of the site resulting in unacceptable and restrictive turning facilities, inadequate parking provisions, and insufficient public open space to serve the density proposed. To permit the development proposed (as amended) would be contrary to the proper planning and sustainable development of the area.
2. The proposed development comprising internal and external works to the former Gaelscoil Ui Riordain including the construction of a second floor, to provide a total of 19 no. apartments in a renovated and extended 3 storey building would, by reason of overlooking, be seriously injurious to the residential amenities of the adjoining properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Mary Crowley,

Senior Planning Inspector

16th January 2017