



An
Bord
Pleanála

Inspector's Addendum Report 312951-22

Development	29 no. dwelling houses and all associated ancillary development works.
Location	Ballybrack, Donnybrook Hill, Donnybrook, Douglas, Co. Cork.
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	21/40405
Applicant(s)	Patricia Hegarty, Marie Reidy, Anna O'Toole & Felicity Ryan
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party v. Decision
Appellant(s)	Barry & Sharon O'Reilly
Observer(s)	None
Date of Site Inspection	24 th January 2023
Inspector	Louise Treacy

1.0 Introduction

- 1.1. The Board issued a Direction in relation to this appeal case on 22nd June 2023 requesting, inter alia, that the proposed development be assessed against the density policy of the Cork City Development Plan 2022-2028. The Board also requested that clarification be provided as to whether the structure on the adjoining site to the south, “Ballybrack House”, is a Protected Structure. These matters are addressed below.
- 1.2. This addendum report should be read in conjunction with the original Planning Inspector’s report on this case dated 10th March 2023, which recommended that planning permission be granted for the proposed development.

2.0 Status of Adjoining Structures

- 2.1. A detached residential property known as “Ballybrack House” adjoins the subject site to the south. For the avoidance of doubt, it is confirmed that this property is not included on the Record of Protected Structures as set out in Volume 3 of the Cork City Development Plan 2022-2028. The reference to the property as such in Section 1.1 of the original Planning Inspector’s report was included in error.

3.0 Residential Density

- 3.1. Section 11.66 of the Cork City Development Plan 2022-2028 (Placemaking and Quality Design) identifies a broad range of issues which will be assessed for new residential development proposals. These include (1) design quality, (2) site features and context, (3) residential density, (4) building height, (5) residential mix, (6) existing neighbourhood facilities and the need for additional facilities, (7) integration with the surrounding environment in terms of built form and the provision of walking / cycling permeability, (8) transport and accessibility, (9) residential amenity of scheme proposed, (10) impacts on residential amenity of surrounding areas, (11) utilities provision, (12) waste management.
 - 3.1.1. Development management guidance in relation to residential density is provided in Sections 11.69 – 11.72 of the plan. Section 11.71 states that most of the new development in Cork City and the Urban Towns will be built at a “gentle density” of 40-70 dph and at a scale of 2 - 4 storeys. Specific guidance in relation to residential

densities and building heights for different parts of the city is provided in Table 11.2 of the development plan. A density target of 50 - 100 units per hectare is identified for Douglas, with a building height target of 3 – 4 storeys.

3.1.2. The subject site has a stated area of 1.2 ha. The Proposed Site Layout Drawing (No. 359-PP-005) identifies 3 no. exclusion zones within the planning application red line boundary, which serve to reduce the site area to 0.962 ha. These include:

(1) A future bus corridor and footpath along the western site boundary adjoining Donnybrook Hill – 0.085 ha.

(2) An exclusion zone to the front of the proposed housing for the elderly – 0.015 ha.

(3) An exclusion zone to the north (buffer to existing Lion House Community Housing for the Elderly) and to the east (buffer to Douglas Amenity Park) – 0.138 ha.

3.1.3. The proposed development comprises a total of 29 no. residential units, which equates to an equivalent residential density of 30 units per hectare.

3.1.4. In my opinion, the proposed residential density would not be unreasonable on this relatively small site having regard to the established pattern and character of the residential developments adjoining the site to the north and south. I also note that the existing residential developments on the western side of Donnybrook Hill (including Donnybrook Drive, Shamrock Road, Grange Avenue) are primarily 2-storey, semi-detached dwellings. In reaching this conclusion, I also note that the proposed development includes 4 no. 1-bedroom units for the benefit of the adjoining Lion House Community Housing for the Elderly. I further note the broad range of issues which are required to be assessed for new housing proposals as identified in Section 11.66 of the development plan.

3.1.5. Notwithstanding the foregoing, I acknowledge that revised density targets apply under the Cork City Development Plan 2022-2028, which has been adopted since this planning application was lodged. As such, this may be considered a new issue, and the Board may wish to issue a Request for Further Information to provide the applicant with an opportunity to respond to this matter.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has

influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Louise Treacy
Senior Planning Inspector

6th October 2023