



An
Bord
Pleanála

Inspector's Report ABP-321115-24

Development	Construction of a dwelling and all associated site works.
Location	On a site adjacent to and originally part of 1 Glendale Avenue, Glasheen, Cork.
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2443165
Applicant(s)	Rory Donohue
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Rory Donohue
Observer(s)	Kathryn Hargrave Robert and Marian Evans Mary Barrett Mary Donovan

Date of Site Inspection

12th February 2025

Inspector

Matthew McRedmond

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1.0 Site Location and Description

- 1.1. The appeal site is located on a corner site to the east of 1 Glendale Avenue, Glasheen, Cork City. The site adjoins Clashduv Villas to the east and is within an established suburban housing estate where the predominant house type comprises traditional two storey dwellings with front and rear gardens and typically a driveway.
- 1.2. The site currently forms part of the side garden of 1 Glendale Avenue and is bound by a low wall to the front boundary with a higher wall and planting along the eastern boundary to Clashduv Villas.

2.0 Proposed Development

- 2.1. The proposed development consists of the construction of a detached 3-bed, two-storey dwelling, including site entrance to the east from Clashduv Villas and all associated site works.

3.0 Planning Authority Decision

3.1. Decision

On the 1st October 2024, Cork City Council refused permission for the proposed development for 1no. reason as follows:

“Having regard to the prominent location of the site and the detached nature of the design as well as the roof profile proposed, it is considered that the proposed development would be out of character with the established residential area. The proposed development would therefore seriously injure the visual amenities of the local area and be contrary to the proper planning and sustainable development of the area.”

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning Authority had regard to the National and Local Planning context, the setting of the site, the documents submitted with the application and any referral responses received. Their assessment included the following:

- The principle of the development is acceptable under the 'Sustainable Residential Neighbourhoods' land use zoning.
- The proposed pitched roof design goes against the vast majority of roof profiles in the estate, which are both pitched and hipped.
- As the site is a corner site, it is visually prominent and a detached gable-ended dwelling in this specific location would result in a visually incongruous development.
- The proposed timber fence added to the boundary wall is not necessary and could be removed by condition.
- The Drainage Section note the site is low risk of flooding and does not request a specific flood risk assessment. Further information in relation to drainage/SuDS treatments are requested by the Drainage Section.
- It is unclear how much private amenity space is proposed. The Traffic Regulation and Road Safety Officer requires the removal of the vehicular entrance to aid pedestrian and vehicle safety. This would clarify the private amenity space available.
- Recommended a refusal of permission based on the proposed development being out of character with the area.

3.2.2. Other Technical Reports

- Drainage Division – Recommended that further information is sought in relation to the drainage strategy for the site including how storm water will be managed, blue and green infrastructure measures and the incorporation of SuDS to limit runoff.
- Urban Roads and Street Design – Requested further information in relation to the proposed entrance width and provision of sightlines.

- Traffic Regulation and Safety Report – No objection to the proposed development on condition that the vehicle entrance and parking area is removed.
- Contributions Report – Contribution of €2974.51 to be paid by the applicant.
- Environment – No objection to the proposed development subject to Condition.

3.3. Prescribed Bodies

None received.

3.4. Third Party Observations

3.4.1. A number of submissions were made in relation to this application. The main issues raised can be summarised as follows:

- An additional dwelling at this location will exacerbate an already busy junction at Glendale Road and Glendale Grove.
- The site is in proximity to a number of educational facilities that causes traffic and parking congestion.
- Significant issue with subsidence and flooding in the wider area. Any additional hard landscaping will reduce the surface area absorption during heavy rainfall.
- The proposal does not retain the character of the area due to the pitched instead of hipped roof and absence of tiled veranda to front of house.
- Proposed vehicle entrance would exit on to pedestrian throughfare at Clashduv Villas, that is used to access local schools, presenting a traffic and pedestrian safety issue.
- Proximity to eastern boundary does not allow for privacy of neighbours or garden/green space.
- The proposal does not represent sustainable use of land as it is 60% of the size of standard 3-bed semi detached house in Glendale.

- The proposal will be used for student accommodation. Multi occupation use is contrary to the community feel fostered in the estate over many years.
- Increased density will alter the character of the area.
- Proposal would add pressure to existing infrastructure in the area such as water and waste water services.

4.0 Planning History

- 4.1.1. There is no planning history for the subject site.
- 4.1.2. There are a number of application histories in the surrounding area for detached and semi-detached dwellings. ABP Ref. 318578-23 refers to a permission for a two-storey, semidetached dwelling at 18 Glendale Grove, Glasheen, Cork City, which is located to the south of the subject site. ABP Ref. 247836 refers to an application for a house to the north of the subject proposal, which was refused permission on the basis of residential amenity impacts.

5.0 Policy Context

5.1. National and Regional Planning Policy

- 5.1.1. The NPF is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. A key element of the NPF is a commitment towards 'compact growth', which focuses on a more efficient use of land and resources through reusing previously developed or under-utilised land and buildings. National Strategic Outcome No. 1 is 'Compact Growth'. Activating strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority.
- 5.1.2. The NPF contains several policy objectives that articulate the delivery of compact urban growth as follows:
 - NPO 3 (b) aims to deliver at least 50% of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

- NPO 11 outlines a presumption in favour of development in existing settlements, subject to appropriate planning standards.
- NPO 27 seeks to integrate alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility.
- NPO 33 prioritises new homes that support sustainable development at an appropriate scale relative to location.

5.1.3. Relevant national policy also includes Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, 2024 ('the Compact Settlement Guidelines') which supports the more intensive use of sites in locations served by existing facilities and public transport. The Compact Settlement Guidelines supersede the Guidelines on Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual.

5.1.4. It is worth noting the National Planning Framework is currently undergoing a comprehensive review to reflect changing population and demographic projections for Ireland, which will necessitate revised housing targets countrywide. 50,500 new dwellings per annum are required to meet demand, scaling up to 60,000 homes in 2030.

5.1.5. The Regional Spatial and Economic Strategy for the Southern Region, 2020-2032 is relevant in terms of the strengthening of towns and villages and to enable enhanced roles for sub-regional settlements.

5.2. **Rebuilding Ireland – Action Plan on Housing and Homelessness 2016**

5.2.1. This is a government initiative which identifies the critical need for accelerating housing supply.

5.3. **National Biodiversity Action Plan (NBAP) 2023-2030**

5.3.1. The NBAP includes five strategic objectives aimed at addressing existing challenges and new and emerging issues associated with biodiversity loss. Section 59B(1) of the Wildlife (Amendment) Act 2000 (as amended) requires the Board, as a public body, to have regard to the objectives and targets of the NBAP in the performance of its functions, to the extent that they may affect or relate to the functions of the Board. The impact of development on biodiversity, including species and habitats, can be assessed at a European, National and Local level and is taken into account in our

decision-making having regard to the Habitats and Birds Directives, Environmental Impact Assessment Directive, Water Framework Directive and Marine Strategy Framework Directive, and other relevant legislation, strategy and policy where applicable.

5.4. Cork City Development Plan 2022-2028

Zoning

- 5.4.1. The site is located within the 'South Western Suburbs', in an area zoned Z1 - Sustainable Residential Neighbourhoods, where it is an objective *"To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses."*

Paragraph ZO 1.1

- 5.4.2. The following is provided: *'The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City's built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogenous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.'*

Paragraph ZO 1.2

- 5.4.3. The following is stated: *'Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted.'*

Strategic Objective 01 – Compact Liveable Growth

- 5.4.4. Deliver compact growth that achieves a sustainable 15 minute city of scale providing integrated communities and walkable neighbourhoods, dockland and brownfield regeneration, infill development and strategic greenfield expansion adjacent to the existing city.

- 5.4.5. Objective 3.4 – Compact Growth, refers to optimising the potential for housing delivery on all suitable and available brownfield site, which will be achieved by the development of small and infill sites among a host of other regeneration goals.
- 5.4.6. Section 3.45 – Adaptation of Existing Homes, Infill Development and Conversion of Upper Floors. Recognises the City’s existing housing stock is a valuable resource for meeting the needs of a growing population. Retaining and adapting existing housing stock is important in this regard, ensuring this is not done at the expense of unreasonable impact on adjoining properties.
- 5.4.7. Section 11.66 relates to Place Making and Quality Design. It outlines a broad range of issues to be assessed in relation to new residential development including design quality, residential density, building height, integration with surrounding environment, transport and accessibility and impacts on residential amenity of surrounding areas.
- 5.4.8. Section 11.139 - Adaptation of existing housing and re-using upper floors, infill development will be encouraged within Cork City. New infill development shall respect the height and massing of existing residential units. Infill development shall enhance the physical character of the area by employing similar or complementary architectural language and adopting typical features (e.g., boundary walls, pillars, gates / gateways, trees, landscaping, fencing, or railings).
- 5.4.9. Objective 11.3 relates to Housing Quality and Standards including quality design and qualitative standards for residential amenity.
- 5.4.10. Objective 11.5 relates to Private Amenity Space for Houses and notes that at least 48 sqm should be provided, although it may be acceptable to provide a smaller area which is of good quality and useable.

5.5. Natural Heritage Designations

- 5.5.1. The appeal site is not located within or in the vicinity of any European site. The Cork Harbour SPA is the closest Natura 2000 site located approximately 4kms east of the proposed development.

5.6. EIA Screening

- 5.6.1. Having regard to the nature of the proposed development comprising one house and associated works, in an established urban area and where infrastructural services are available, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. See completed Forms 1 and 2 attached.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of the first-party appeal can be summarised as follows:

- The proposed design is not unique and is not out of character for the area. A very similar detached dwelling is located at 1A Glendale Road, directly across the road from the subject site.
- The planning history in the planner's report fails to mention the history of Unit 1A and incorrectly refers to a refusal of permission for Ref. 02/26683 for a semi-detached dwelling at 9 Glendale Avenue that received permission from An Bord Pleanála under PL 28.202157.
- The proposed roof profile has been altered from an "A" pitched roof to a hipped roof to match existing roofs in the area. This would reduce the roof height by 900mm and provides a similar roof design to 1A Glendale Road.
- The existing 1960's estate does not have any protected status, and the proposed dwelling is consistent with the scale, bulk and elevational treatment of the surrounding area. The proposal retains and protects existing building lines, form, heights and materials of other houses in the estate.
- The proposed vehicular entrance and parking is removed on foot of the Traffic Regulation and Safety Report. The report identified that "the location is well connected and all amenities are easily accessible in terms of pedestrian and public transport accessibility".

- National and Local Planning Policy is highlighted in relation to compact growth, higher densities and acceleration of housing supply.

6.2. Planning Authority Response

None on file.

6.3. Observations

A number of observations on the first-party appeal were submitted. The main relevant points can be summarised as follows:

- The proposed development is out of character for the area.
- 1A Glendale Road was approved planning almost 30 years ago and the context has now changed with a range of multi-occupancy households and resultant traffic/parking volume issues in the area.
- Mature landscaping at front of 1A contributes to the aesthetic of the site. This is a pedestrian only accessed property.
- Parking in the area is a considerable issue as provided in photographic evidence.
- No. 1 Glendale Avenue is a far more prominent site, located at a busy junction where there is traffic and parking congestion due to proximity to a range of educational facilities and St. Finbarr's Cemetery.
- The proposed development at 1.5m from the boundary would not allow for landscaping or planting to soften the appearance of the dwelling.
- Current pattern of sustainable development is for underpinning of existing houses and minor extensions as evidenced by a range of planning files.
- Any potential for development of corner sites is not sustainable or suitable for the character of the area.
- Glendale Estate is a settled estate with a sense of community. The proposed development would be used as a multi-let/student accommodation, as suggested by the planning history of other similar developments in the area,

and an unkempt property is not in keeping with the objectives of the Development Plan.

7.0 Assessment

7.1.1. Having examined the application details and all other documentation on file, the reports of the Local Authority, having inspected the site, and having regard to the relevant local, regional and national policies and guidance, I consider that the substantive issues to be considered in this appeal are as follows:

- Impact on Character of the Area
- Access and Parking
- Other Issues

7.2. Impact on Character of the Area

7.2.1. The reason for refusal provided by the Planning Authority refers to the detached nature of the proposed design and the roof profile of the proposed dwelling as being out of character for the local area. The First-Party Appeal submits that the subject proposal is similar in design to unit 1A Glendale Avenue, which is directly across the road from the proposed dwelling. The applicant has provided an amended roof design with the appeal, which alters the roof from a straight 'A' pitched roof, to a hipped roof design, to be consistent with roof profiles in the area.

7.2.2. I note the provisions of the National Planning Framework and National Strategic Outcome No. 1 which is for 'Compact Growth', which requires urban consolidation rather than further urban sprawl. Strategic Objective 01 of the City Development Plan – Compact Liveable Growth refers to infill development at sites adjacent to the City.

7.2.3. I consider the subject site to be suitable for an infill development that will provide housing supply, without unduly impacting on the residential amenities of surrounding development in terms of overlooking or impacts on sunlight and daylight, primarily due to the setbacks and separation distances proposed. The site is well located in relation to a range of services and amenities and is consistent with sustainable development goals for walkable neighbourhoods. Unit 1 adjoining the subject site will retain a rear garden of approximately 100sqm which is more than the required standards.

- 7.2.4. I have had regard to the existing character of Glendale Estate in the context of the proposed development. The proposed development is of two storey design, generally consistent with the built form in the surrounding area. The First Party Appeal proposes a revised roof design to be consistent with the hipped roof profiles in the area, including Unit 1A to the east. Unit 1A is also a detached dwelling unit at the junction of Glendale Road and Clashduv Villas and the proposed development could provide an appropriate corner building to mirror that of Unit 1A, that would not look out of place at this junction. The proposed finishes include modern materials such as a dashed plaster finish and roof tiles. This would be generally consistent with the character of the surrounding area, which complies with the land use zoning of the subject site and paragraph ZO 1.2 of the City Plan as it responds to the character and scale of the surrounding area.
- 7.2.5. Observations on the appeal refer to a lack of appropriate landscaping in the subject proposal and the lack of adequate space to the eastern boundary to provide meaningful screening, similar to Unit 1A to the east. I consider Unit 1A to be an established site with landscaping that has matured over time. An appropriate landscape strategy for the site can be submitted by the applicant prior to the commencement of the development, which can also address issues with the boundary treatment and timber fencing as raised in the Planner's Report.
- 7.2.6. Overall, I consider that the nature of the proposed development and the design of the new dwelling is acceptable and would not conflict with the pattern of development in the area nor would it have a detrimental impact on the amenities currently enjoyed by occupants of the locality, which is consistent with Strategic Objective 01 of the City Development Plan and Objective 3.4 in relation to compact growth and infill development. The revised hipped roof profile provides an appropriate response to the reason for refusal in relation to character and roof profiles in the area and is acceptable at this location.

7.3. Access and Parking

- 7.3.1. A new vehicular entrance at Clashduv Villas formed part of the original application. The Traffic Safety division of Cork City Council requested that the vehicular entrance and parking area be removed if the application was to be granted permission.

- 7.3.2. I note the number of observations on the application and appeal highlight issues with parking in the area, that can be further exacerbated at school collection times and during the evenings.
- 7.3.3. On my visit to the site, I noted the constrained nature of Clashduv Villas in terms of road width, which is further restricted due to parking on the east side of this road. The proposed entrance would access on to this road and I accept that manoeuvrability would be significantly constrained due to the allowable road widths and pedestrian movements on this link, which is closed to traffic further north towards Glasheen Road.
- 7.3.4. In the First Party appeal, the applicant has submitted a revised layout that removes the proposed vehicular parking area and entrance from the site layout.
- 7.3.5. As a proposal for a single 3-bed, detached dwelling, I do not consider the subject proposal will give rise to a significant level of additional vehicular movements or parking requirements in the general area.
- 7.3.6. While the removal of on-site parking within the proposed development site may result in additional demand for on-street parking, the Compact Settlement Guidelines refer to reduced car parking rates in certain circumstances. SPPR 3 of the Compact Settlement Guidelines states that in city centres and urban neighbourhoods of the five cities, car-parking provision should be minimised, substantially reduced or wholly eliminated. In areas where car-parking levels are reduced studies show that people are more likely to walk, cycle, or choose public transport for daily travel.
- 7.3.7. While the proposal may result in some additional on-street parking demand, I consider that given the accessibility of the subject proposal to public transport (201, 208, 216 bus routes), amenities and services such as Wilton Shopping Centre and St. Finbar's Cemetery, local shops and pubs, education facilities such as national schools and third level education, the subject site is in an ideal location to promote sustainable development typology and the reduction of reliance on a private car. This is consistent with Strategic Objective 01 and Objective 3.4 of the City Development Plan.
- 7.3.8. Having regard to the Traffic Regulation and Safety Report by the Planning Authority and the applicant's proposal to remove the vehicular entrance from the proposed scheme, I am satisfied that the amended proposal as put forward in the First Party

appeal is acceptable and will not result in significant impacts on road safety or parking in the general area.

7.4. Other Issues

- 7.4.1. I note the concerns raised in the grounds of appeal in respect of the devaluation of neighbouring properties and erosion of sense of community as a result of the subject proposal. However, having regard to the assessment and conclusions set out above, I am satisfied that the proposed development would not seriously injure the amenities of the area to such an extent that would adversely affect the value of property in the vicinity.
- 7.4.2. The application documents do not refer to multi-let or student accommodation, but the proposal is defined as a detached 3-bed dwelling. The nature of the final tenants of the property are not a valid consideration as a part of this appeal, which is focused on the scale, design and character of the area surrounding this infill site and which I have addressed in the sections above.
- 7.4.3. I also note the concerns raised in the appeal that the proposal would be detrimental to the preservation of the local community. The proposed development relates to the provision of a single additional 3 bedroom house at the end of a residential street and removal of a side garden in an existing property. In my view this development accords with the residential zoning of this serviced site and is both appropriate and acceptable and would not have a detrimental impact on the local community.

8.0 AA Screening

- 8.1. As regards Appropriate assessment having regard to the nature of the proposed development and location within the built-up area and separation distance from Natura 2000 sites, significant effects are not likely to arise alone or in combination with other plans or projects that would result in significant effects to the integrity of the Natura 2000 network.

9.0 Recommendation

I recommend that planning permission be granted for the proposed development having regard to the reasons and considerations and subject to conditions as set out below.

10.0 Reasons and Considerations

Having regard to the design and scale of the proposed development as submitted with the First Party Appeal, the pattern of development in the vicinity and the policies of the Cork City Development Plan 2022 -2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the area, would not seriously injure the amenities of adjacent residential neighbourhoods or of the properties in the vicinity, and would be appropriate in terms of the utilisation of a vacant infill site. The proposed development would be consistent with the land use zoning for the site, Strategic Objective 01 and Objective 3.4 as set out in the City Development Plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 7th August 2024 as amended by the further plans and particulars received by An Bord Pleanala on the 24th October 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>The new dwelling permitted by way of this grant of planning permission shall be used solely as a single residential dwelling unit.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>The first-floor bathroom window on the eastern elevation shall be of obscured glazing and permanently maintained as such.</p> <p>Reason: In the interests of residential amenity.</p>
4.	<p>Development described in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the site / within the rear garden areas without a prior grant of planning permission.</p> <p>Reason: In the interest of residential amenity.</p>
5.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <p>(a) A plan to scale of not less than 1:500 showing –</p> <ul style="list-style-type: none"> (i) Existing trees, hedgerows specifying which are proposed for retention as features of the site landscaping (ii) The measures to be put in place for the protection of existing landscape features during the construction period (iii) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder (iv) Details of boundary treatments, planting, tree and vegetation retention (v) Hard landscaping works, specifying surfacing materials furniture and finished levels

	<p>(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment</p> <p>(c) A timescale for implementation</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. There shall be no felling or scrub clearance within the bird nesting season (1st March to 31st August).</p> <p>Reason: In the interest of residential and visual amenity.</p>
6.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of, and be agreed in writing with, the planning authority for such works and services, prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
7.	<p>The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann, prior to commencement of development.</p> <p>Reason: In the interest of public health.</p>
8.	<p>Details of the materials, colours and textures of all the external finishes to the proposed house shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between the hours of 0800 to 1600 hours on Saturdays and not at all on Sundays and public</p>

	<p>holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
10.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, management measures for noise, dust and dirt and off-site disposal of construction / demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
11.	<p>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>
12.	<p>All service cables associated with the proposed development (such as electrical, television, telephone and public lighting cables) shall be run underground within the site.</p> <p>Reason: In the interest of orderly development and the visual amenities of the area.</p>
13.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the</p>

	<p>application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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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.

Matthew McRedmond
Senior Planning Inspector

18th February 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321115-24		
Proposed Development Summary	Construction of a two-storey dwelling and all associated site works.		
Development Address	A site adjacent to 1 Glendale Avenue, Glasheen, Co. Cork		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	√
		No	Tick if relevant. No further action required
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	√	Class 10(b)(i) – Part 2 of Schedule 5	Proceed to Q3.
No	Tick or leave blank		Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No	√		Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	√	This proposed single unit development is considerably below the 500-unit EIAR threshold.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	√	Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes	Tick/or leave blank	Screening Determination required

Inspector: _____ **Date:** _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-321115-24
Proposed Development Summary	Construction of a two-storey dwelling and all associate site works.
Development Address	Site adjacent to 1 Glendale Avenue, Glasheen, Cork City.
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	Single unit residential development is not out of context at this urban location and will not result in any significant waste or pollutants.
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	Site is adequately removed from the Cork Harbour SPA and is adequately setback from protected structures in the vicinity to minimise any potential impacts.

Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).		Single unit residential development is not likely to give rise to any significant impacts locally or transboundary. Construction impacts will be short term and temporary and can be adequately mitigated and managed.
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	Yes or No
There is no real likelihood of significant effects on the environment.	EIA is not required.	No
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.	
There is a real likelihood of significant effects on the environment.	EIAR required.	

Inspector:

Date:

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)