



An
Bord
Pleanála

Inspector's Report ABP-321887-25

Development	Construction of 2 dwellings and all associated site works.
Location	49 Upper Beaumont Drive, Beaumont, Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2443155
Applicant(s)	Patrick Dillon.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Brian Smith.
Observer(s)	None.
Date of Site Inspection	16 th April 2025.
Inspector	Jennifer McQuaid

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision.....	4
3.1. Decision.....	4
3.2. Planning Authority Reports	4
3.3. Prescribed Bodies.....	5
3.4. Third Party Observations	6
4.0 Planning History	6
5.0 Policy Context	6
5.1. Development Plan	6
5.2. National and Regional Policy	9
5.3. Natural Heritage Designations	9
5.4. EIA Screening.....	9
6.0 The Appeal.....	10
6.1. Grounds of Appeal.....	10
6.2. Applicant Response.....	11
6.3. Planning Authority Response.....	11
6.4. Observations	11
6.5. Further Responses	11
7.0 Assessment.....	12
8.0 AA Screening	16
9.0 Recommendation	17
10.0 Reasons and Considerations	17

11.0	Conditions	17
------	------------------	----

Appendix 1 – Form 1: EIA Pre-Screening & EIA Preliminary Examination.

1.0 Site Location and Description

- 1.1. The subject site (site area 0.05958ha) is located in a residential suburb of Marian Park, c. 3km to the southeast of Cork City. The subject site is a corner site which front onto Upper Beaumont Drive and is bounded by Beaumont Court to the east. There is an existing semi-detached two storey dwelling on site with extensive private front, side and rear garden space.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- 2 no. 3 bed two-story dwellings
 - Attached domestic garage.
 - New pedestrian side entrance off Beaumont Court
 - Widening of existing singular vehicular entrance to incorporate two vehicular entrances onto Beaumont Drive
 - New boundary treatment to north and east boundaries
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 13 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The proposed development is in accordance with the zoning objective for the area.
- Two number first floor windows proposed on the eastern elevation of House no. 1, one will serve an ensuite, and the other is a bedroom window which

appears to be full floor to ceiling window. Both will require modifications to prevent overlooking.

- No drainage information submitted, further information will be required.
- Confirmation required from Uisce Eireann in relation to discharge of stormwater to the existing combined sewer.

Further Information Report

- The eastern elevation windows of house no. 1 to be retained but as obscure glazing. This is considered acceptable.
- Drainage issues have been addressed and considered acceptable subject to conditions.

3.2.2. Other Technical Reports

- Drainage: Further Information requested in relation to details of the proposed storm water drainage system, confirm discharge of storm water to public combined sewer is acceptable by Uisce Eireann, all drainage shall be separate for each dwelling, soakaway if acceptable shall be designed in accordance with BRE Digest 365. Further information submitted and no objection raised subject to conditions.
- Environment: No objection subject to conditions
- Contributions: no objection raised subject to conditions.
- Urban Roads & Street Design: No objection subject to conditions.

3.2.3. Conditions

- Condition 3: The windows to the first-floor eastern elevation of house number 1 shall be obscured glazed and fixed shut and retained as such.

Reason: To protect the privacy and amenity of the neighbouring occupants.

3.3. Prescribed Bodies

Uisce Eireann: No response.

3.4. Third Party Observations

Seven number third party submissions have been received. The following issues have been raised:

- Negative residential amenity impact
- Car parking and additional traffic on the cul de sac, cul de sac is narrow and not suitable for cars.
- Negative impact on direct sunlight and increased shadow cast
- Design and form are not in keeping with the surrounding area.
- Loss of privacy and overlooking
- Subsidence
- Applicant does not reside at this location.
- Potential trespassing onto private property to make the access.
- Proposal is overdevelopment and high density.
- Devalue properties.

4.0 Planning History

None

5.0 Policy Context

5.1. Development Plan

Cork City Development Plan 2022-2028 (CDP)

The site is zoned as ZO1 – Sustainable Residential Neighbourhoods. The objective is to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.

ZO 1.1: 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.

ZO 1.2: 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.

ZO 1.3: Primary uses in this zone include residential uses, creches, schools, home-based economic activity, open space and places of public worship.

ZO 1.7: Many green areas of open space in residential estates in Cork City are included in this zone. There will be a presumption against development on all open space in residential estates including any green area or public amenity area that formed part of an executed planning permission for development and was identified for that purpose of recreation or amenity open space, including land which has been habitually used as public open space. Such lands shall be protected for recreation, open space and amenity purposes.

Chapter 2 relates to the Core Strategy.

SO 1: Compact Liveable Growth

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 existing city.

SO 2: Delivering Homes and Communities

Provide densities that create liveable, integrated communities by using a mix of house types, tenures and sizes linked to active and public transport. Provide amenities, services and community and cultural uses to enable inclusive, diverse and culturally rich neighbourhoods.

Chapter 10 relates to Key Growth Areas & Neighbourhood Development Sites.

Chapter 11 relates to “Placemaking and Managing Development.

Objective 11.1 relates to Sustainable Residential Development

Objective 11.3 relates to Housing Quality and Standards.

Objective 11.5 relates to Private Amenity Space for Houses

Section 11.139 relates to Infill Development – Adaption 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).

Section 11.66: When assessing proposals for residential developments a broad range of issues will be assessed, including (this list is not exhaustive):

1. Design quality (urban design, architecture, landscape, biodiversity, DMURS, SUDS);
2. Site features and context;
3. Residential Density;
4. Building height;
5. Residential mix (dwelling type, size, tenure, and specialist housing);
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 (including cycle parking, car parking, site access, transport impact);
9. Residential amenity of scheme proposed (homes, private space, communal space, and public space);
10. Impacts on residential amenity of surrounding areas (e.g. Overlooking, daylight, sunlight and overshadowing);
11. Utilities provision;
12. Waste Management.

Chapter 11, section 11.226, 11.234, 11.236 and Table 11.13 relates to car and bicycle parking standards and in regard to the layout complying with Design Manual for Urban Roads and Streets (DMURS).

5.2. National and Regional Policy

- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2022.
- Sustainable Residential Development in Urban Areas, 2009
- Quality Housing for Sustainable Communities, 2007
- Architectural Heritage Protection Guidelines, 2005
- Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities, 2024.

5.3. Natural Heritage Designations

The subject site is not located within a designated site, the closest are as follows:

- Douglas River Estuary pNHA (site code: 001046) located 750metres to the south.
- Cork Harbour SPA (site code: 004030) located 750metres to the south.
- Dunkettle Shore pNHA (site code: 001082) is located 2.2km to the northeast.
- Cork Lough pNHA (site code: 001081) is located 4.2km to the west.
- Great Island Channel cSAC, pNHA (site code: 001058) is located 6km northeast.

5.4. EIA Screening

- 5.4.1. The proposal relates to a 2 no. infill dwelling with connection to public services in Cork City. The site is located on zoned lands and not within a designated site. Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site, 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. Please refer to Form 1 and Form 2 as per Appendix 1 below.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have been submitted from a local resident and supported by 5 additional dwellings in Beaumont Court and Upper Beaumont Drive. The concerns raised are:

- Design: The proposed design and layout are out of character with the surrounding properties and area. The design of the dwellings is substandard and there is a lack of natural light.
- Overbearing, Overlooking & Overshadowing: The north and south elevation resemble blank facades with no fenestration to break up the size and massing of the dwelling. The view from the north and south will be overbearing and visually obtrusive to existing residents, particularly a concern for No. 4 Beaumont Court which directly face the southern elevation of the proposed dwelling.

The Sunlight Shadow Analysis illustrates a significant loss of light to the appellants property (No. 1) and for property owners at No. 2 and 3 for large portion of the day particularly during the evening. Request omission of dwelling No. 2.

- Traffic: On-street parking is currently in operation for No. 1-3 Beaumont Court, the existing road is narrow and currently accommodates up to 3no. vehicles for on street parking for the properties to the east, while also allowing access to the properties to the rear. No provision in place for additional parking on the lane. A garage is proposed but no detail that the car can access and egress. Car parking cannot be accommodated on site.
- Landowner Consent: No consent given to the applicant to remove part of the existing wall which bounds the eastern side of the subject site. The boundary of the site is in fact defined by existing concrete post and chain fencing which

sits inside the existing wall. The wall and laneway are not taken in charge by the Council. It is currently in the ownership and maintained by the residents of Beaumont Court. A letter of consent is required and was not submitted. The narrow strip of small planting and vegetation along Beaumont Court, is owned and maintained by the residents of Beaumont Court.

- Subsidence: Subsidence is an issue within the Beaumont area and wider Blackrock area. The proposed two new houses could accentuate this issue further.

6.2. Applicant Response

The following comments were received:

- The grounds of appeal have been addressed in the planner's report.
- The development is supported by local and national policy and has been designed to minimise impacts on existing neighbours.
- The boundary wall to Beaumont Court is in the ownership of No. 49 Beaumont Drive.
- Cork County Council have confirmed that Beaumont Court is taken in charge.

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issue in this appeal are as follows:

- Design
- Overshadowing, Overbearance & Overlooking
- Access/Car parking
- Other issues – Ownership & Subsidence
- Appropriate Assessment

7.2. Design

7.3. The subject site is located in the side and rear garden of no. 49 Upper Beaumont Drive. The existing dwelling is semi-detached two storey dwelling finished in pebble dash. The proposal consists of a new two storey dwelling directly adjacent to no. 49 Upper Beaumont Drive and a dwelling to the rear is in line with Beaumont Court.

7.4. The grounds of appeal state that the proposed design and layout is out of character with the surrounding properties in the area. The design of the dwellings is substandard and there is a lack of natural light.

7.5. I have assessed the design of the proposed 2 no. dwellings. Dwelling No. 1 along No. 49 Upper Beaumont Drive is a two-storey dwelling with an overall height of 7.85metres, this is similar to the adjoining properties. The finishes proposed include a white render finish with a coloured render on the front elevation projection. The proposed dwelling is a modern design with a flat roof two storey projection to the front. The proposed dwelling to the rear is a two-storey dwelling with an overall height of 7.85metres and will be finished in render. The design of the dwellings is modern in comparison to the surrounding dwellings; however, I do not consider the design is out of character with the surrounding area, the dwelling type and finishes are similar to the majority of adjacent dwellings which are two storey and the proposal consists of two storey dwellings. In regard to the lack of natural light for both proposed dwellings, I note that windows are proposed on the north and south

elevation for house no. 1 along with a narrow eastern side elevation window for additional light into the first floor bedroom. House no. 2 will have windows on the east and west elevation, I consider the proposed fenestration and location of the proposed windows will allow sufficient light to enter the proposed dwellings.

7.6. Having regard to the proposed design and house type along with the proposed finishes and location of the proposed windows, I consider the proposed design is in character with the surrounding area and will allow adequate natural light to enter the dwellings and will not detract from the visual amenity of the area.

7.7. Overshadowing, Overlooking & Overbearance

7.8. The proposed dwellings are located in the side and rear garden of an existing two storey dwelling. House No. 1 is located directly adjacent to No. 49 Upper Beaumont Drive and faces on Beaumont Drive. House No. 2 is located to the rear of No. 49 Beaumont Drive and faces onto Beaumont Court.

7.9. The grounds of appeal state that the north and south elevations of house no. 2 resemble blank facades with no fenestration to break up the size and massing of the dwelling. The views will be overbearing and visually obtrusive to existing residents, particularly a concern for No. 4 Beaumont Court. The Sunlight Shadow Analysis illustrates a significant loss of light to the appellants property (No. 1) and property owners at No. 2 and 3 for large portion of the day particularly during the evening.

7.10. I have assessed the layout and orientation of the proposed dwellings along with the sun/shadow analysis submitted with the application. House No. 1 is located directly adjacent to No. 49 Upper Beaumont Drive and faces on Upper Beaumont Drive. It is located approximately 10 metres to the west from the front elevation of No. 1 Beaumont Court. In terms of overlooking, there are no windows proposed on the ground floor level of the proposed dwelling, however, there are two upper floor windows, one serves a bathroom and the other serves a habitable bedroom. It is proposed to obscure the windows with opaque glazing, I note the proposed first floor layout includes an additional front elevation window to serve this bedroom. The proposed side window will allow light and sun from the east to enter the property. The applicant proposes to provide opaque glazing, given the size and location of the proposed window, I consider that this is an alternative solution and is in accordance with the Compact Settlement Guidelines, which allow for suitable privacy measures

between opposing windows at the rear or side of houses to prevent undue overlooking of habitable rooms.

- 7.11. House No. 2 is located to the rear of No. 49 Upper Beaumont Drive and faces onto Beaumont Court. The proposed dwelling directly faces onto No. 1, 2 and 3 Beaumont Court and located approximately 11 metres from the front elevation of No. 3 Beaumont Court. The proposed dwelling has 2 no. first floor bedroom windows on the front elevation which faces directly into the first-floor bedroom windows of No. 3 Beaumont Court. I note section 11.102 of the CDP states “There are no minimum separation distances for front and street-facing elevations, and distances will generally be derived by the street typology”. The Compact Settlement Guidelines only consider a minimum separation distance between opposing windows serving habitable rooms at the rear or side of houses. Therefore, the proposed separation distance of 11 metres is considered acceptable given that Beaumont Court cul de sac separates the two properties. The proposed and existing windows offers passive surveillance onto the public road. In my opinion, I do not consider that overlooking will be an issue or negatively impact on the residential amenities of No. 3 Beaumont Court given the location of the proposed windows along a front and street facing elevation.
- 7.12. In regard to overshadowing and overbearance, the proposed No. 1 dwelling is located west of the appellant’s dwelling at approximately 10 metres separation distance. The overall height of the proposed dwelling is 7.85 metres. I do not consider overbearance will affect the residential amenity of the appellant due to the separation distance and the proposed height of the dwelling which is similar to the existing properties. In regard to overshadowing, the appellant’s dwelling may be slightly impacted in the evening, as the sun sets in the west, however, this will be for a short period of time as indicated in the sun/shadow analysis submitted and I do not consider it will be significant in order to negatively affect the residential amenity of the adjacent properties.
- 7.13. The proposed No. 2 dwelling is located west of No. 2 & 3 Beaumont Court at approximately 11 metres separation distance. The overall height of the proposed dwelling is 7.85 metres. I do not consider overbearance will affect the residential amenity of the appellant due to the separation distance and the proposed height of the dwelling, which is similar to the existing dwellings.

- 7.14. In regard to overshadowing, the dwelling located to the east of the proposed dwelling will be slightly impacted in evening, when the sun sets in the west. I note the applicant submitted a sun/shadow analysis and this assessment indicated a minimal impact from overshadowing in the evening to the front west elevation of No. 1, 2, & 3 Beaumont Court. I consider the overshadowing and overbearance is minimal and will not negatively affect the residential amenity of the existing residents.
- 7.15. Having regard to the location of House No. 1 & No. 2, I consider that the proposed dwelling will not negatively impact the residential amenity of the neighbouring dwellings in terms of overshadowing, overlooking and overbearance due to the proposed separation distance, the location of the proposed dwellings and the orientation and layout of the proposed dwellings.
- 7.16. **Traffic**
- 7.17. The applicant has proposed one in-curtilage car parking space per dwelling. House No. 1 car parking is provided in the front drive with access along Upper Beaumont Drive and House No.2 car parking space is provided in a garage directly accessed off Beaumont Court.
- 7.18. The grounds of appeal state off-street parking are currently in operation for No. 1-3 Beaumont Court, the existing road is narrow and currently accommodates up to 3no. vehicles for on street parking for the properties to the east, while also allowing access to the properties to the rear. No provision in place for additional parking on the lane. A garage is proposed but no detail that the car can access and egress.
- 7.19. I note the concern raised by the appellant's, during my site visit I noted a number of cars were parked along Beaufort Court laneway which impacted access to the rear of the cul-de-sac where garages are provided for No. 1- 6 Beaumont Court, with parking to the front of each garage. At present, it appears that only 1 car parking space is provided for each of the existing 6 dwellings along Beaumont Court. Table 11.13: Maximum Car Parking Standards of the CDP states a maximum of 2 car parking spaces shall be provided for 3-3+ bedroom residential units. Whereas SPPR 3 – Car Parking of the Compact Settlement Guidelines states “(i) In City Centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential

development at these locations, where such provision is justified to the satisfaction of the Planning Authority, shall be 1 no. space per dwelling”. I note the applicant has provided one in curtilage car parking space per dwelling. Therefore, I consider the applicant has provided adequate in-curtilage car parking and this shall not affect the current parking arrangements along Beaumont Court.

7.20. Having regard to the location of the proposed 2 no. dwelling within the neighbourhood of Cork City, I consider the provision of 1 no. in-curtilage car parking per dwelling is acceptable and in accordance with the Compact Settlement Guidelines and will not negatively impact the traffic or current car parking arrangements along Beaumont Court.

7.21. Other issues – Landowner & Subsidence

7.22. In terms of legal ownership of the green area along the eastern boundary of 49 Upper Beaumont Drive this is a civil matter to be resolved between the parties, having regard to the provisions of section 34(13) of the Planning and Development Act 2000 as amended. However, I note the applicant has submitted sufficient documentation demonstrating ownership for the site access and the green area. I am satisfied that sufficient documentation has been provided and that Cork City Council have taken in charge the estate.

7.23. In relation to subsidence issues in Cork City, this is a construction matter and should be dealt with by the applicant/developer. This is not a planning matter.

7.24. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

8.0 AA Screening

8.1. Having regard to the proposed development of two number dwellings with connection to public sewer and public water within the boundary of Cork City. Surface water will be directed to public sewer/drain. The nearest European Site is Cork Harbour SPA (site code: 004030) is located c. 750m south of the site. It is considered that no Appropriate Assessment issues arise as the proposed

development would not be likely to have a significant impact individually or in combination with other plans or projects on a European site.

9.0 Recommendation

I recommend that planning permission should be granted, subject to conditions as set out below.

10.0 Reasons and Considerations

10.1. Having regard to the location of the subject site within urban neighbourhood of Cork City and zoned as ZO1 – Sustainable Residential Neighbourhoods as per Cork City Development Plan 2022-2028, it is considered that the proposed development will not negatively impact the residential amenity of the adjacent properties or negatively impact the traffic safety in the area. The proposed development is considered to be in character with the existing dwellings. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received by the planning authority on the 2nd day of August 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.

Reason: In the interest of clarity.

2. (a) Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) Roof colour shall be blue-black, black, dark brown or dark grey in colour only.

(c) The windows to the first-floor eastern elevation of house No. 1 shall be obscure glazed and fixed shut and retained as such.

Reason: In the interest of visual amenity and protection of residential amenity.

3. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

4. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent pollution.

5. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.

Reason: In the interest of public health.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, and between the hours of 0800 to 1400 on a Saturday and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall

be maintained in a tidy condition by the developer during the construction phase.

Reason: To protect the amenities of the area and in the interests of road safety.

8. During construction the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.

Reason: In the interests of traffic safety.

9. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has

been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good

10. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: In the interest of traffic safety and the proper planning and sustainable development of the area.

11. 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 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.

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.

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.

Jennifer McQuaid
Planning Inspector

8th May 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321887-25		
Proposed Development Summary	Construction of 2 dwellings and all associated site works		
Development Address	49 Upper Beaumont Drive, Beaumont, 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	X
		No	
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	X	Schedule 5, Part 2, Class 10b(i) Construction of more than 500 dwelling units	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	X		Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes		<p>Class 10b(i) Construction of more than 500 dwelling units; Urban development which would involve an area greater than 2 ha in the case of a business district, 10 ha in the case of other parts of a built-up area and 20 ha elsewhere.</p> <p>The proposal consists of 2 no. dwelling on a site size of 0.05958ha and is significantly below the threshold.</p>	Preliminary examination required (Form 2)

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

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-321887-25
Proposed Development Summary	Construction of two dwellings and associated site works.
Development Address	49 Upper Beaumont Drive, Beaumont, Cork.
<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>	<ul style="list-style-type: none"> The proposal consists of 2 no. dwellings within Cork City. The development will consist of typical construction and related activities and site works. This will not result in the production of significant waste, emissions or pollutants. Surface water will be discharged to public sewer/drain. Wastewater will be discharged to public sewer with modest increase in loading. Subject to compliance with the relevant standards this will not result in pollution.
Location of development	

<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>	<p>Given the urban infill nature of the site with connection to public services, there are no significant sensitivities in the immediate environs.</p> <p>The subject site is not located within a designated site, the closest are as follows:</p> <ul style="list-style-type: none"> • Douglas River Estuary pNHA (site code: 001046) located 750metres to the south. • Cork Harbour SPA (site code: 004030) located 750metres to the south. • Dunkettle Shore pNHA (site code: 001082) is located 2.2km to the northeast. • Cork Lough pNHA (site code: 001081) is located 4.2km to the west. • Great Island Channel cSAC, pNHA (site code: 001058) is located 6km northeast. <p>My Appropriate Assessment Screening concludes that the proposed development would not likely have a significant effect on any European Site.</p>
--	---

		The subject site is located outside any flood risk area for coastal and fluvial flooding.
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).		<ul style="list-style-type: none"> • The site size measures 0.05958ha. the size of the development is not exceptional in the context of an urban infill environment. • There are existing adjacent dwellings to the proposed site. While there were issues raised in the appeal concerning proximity to neighbouring dwelling, I do not consider them to be of a magnitude to warrant an EIA given that such matters can be addressed under normal planning considerations. • The proposal is a relatively small development in the urban context. There is no real likelihood of significant cumulative effects within the existing and permitted projects in the area.
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.	

Inspector:

Date:

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)