



An
Bord
Pleanála

Inspector's Report ABP-321857-25

Development	Permission for the construction of 4 assisted living dwelling units and all associated site works.
Location	Saint Ann's Hill, Kilnamucky, Tower, Blarney, Co. Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2443187
Applicant(s)	QBH Developments.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Michael and Loretta Murphy. Eamonn and Eucharía Kenneally.
Observer(s)	Kieran & Kathleen O'Riordan.
Date of Site Inspection	16 th April 2025
Inspector	Jennifer McQuaid

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

1.0 Site Location and Description

- 1.1. The subject site (0.32ha) is located at St. Ann's Hill, Kilnamucky, Tower, Co. Cork. The subject site is located on the northern side of the R617. The is a greenfield site within the centre of the village. There are a mix of uses within the vicinity but mainly residential to the north and northwest, retail to the west and southwest.
- 1.2. The site is triangular in nature and is level with the public road. The site is relatively level and the land to the north rises to a much higher level.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- Construction of 4 single storey assisted living dwelling units.
 - New vehicular access
 - New pedestrian entrance,
 - And all associated site works.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 24 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The proposal accords with the “sustainable residential neighbourhood” zoning and is in accordance with section 3.47 and objectives 3.10, 3.11 and 11.8 of the CDP.
- Further information required in relation to the proposed pedestrian crossings, the new vehicle entrance and in relation to the existing alignment of the existing driveway junction with the main public road to the east of the site.

- Applicant to clarify the location of the existing foul sewer crossing the site from Towner Heights.

Further Information Report

- All further information request addressed, and no further issues raised.

3.2.2. Other Technical Reports

- Traffic: Regulation & Safety: No objection subject to conditions.
- Environment: No objection subject to conditions.
- Urban Roads & Street Design: Request Further Information, response submitted deemed acceptable and recommended a grant subject to conditions.
- Housing: No objection subject to conditions.
- Area Engineer: No objection subject to conditions.

3.2.3. Conditions

- Condition 12: The total parking supply on the site shall not exceed the maximum parking standards set out in the City Development Plan 2022-2028. The provision of a maximum of 6 car parking spaces for the full development. The parking spaces are to be ducted for future EV use.

In the interest of traffic safety.

- Condition 13: Prior to commencement of development a Stage 1/2 Road Safety Audit shall be submitted. All findings of the Road Safety Audit shall be closed out, signed off and incorporated into the development. A Stage 3/4 Road Safety Audit shall also be undertaken, closed out, signed off and acted upon. All costs associated with this condition shall be borne by the Applicant.

Reason: In the interest of traffic safety.

- Condition 14: Prior to commencement of development, the Applicant shall agree the details and the extent of all road markings and signage requirements on St. Anns Hill R617 and Towering Heights with the Planning Authority. All costs associated with this condition to be borne by the Applicant. A key element of the proposed scheme is the entrance/exit. This arrangement

will have to be clearly stated for residents and visitors to the assisted living units. The entry and exit will have to be clearly marked through lines and signs.

Reason: In the interest of traffic safety.

- Condition 18: Prior to commencement of the development the applicant shall submit for written agreement with the Planning Authority details of the proposed tabletop ramp at the Towering Heights estate junction. Revised plans and particulars shall be submitted, providing for the following:
 - (a) Details of materials, finishes and other measures proposed to ensure that traffic speeds are kept to a minimum and a safe pedestrian environment is provided.
 - (b) The tabletop ramp shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS).
 - (c) Confirmation that all works associates with this condition shall be completed by the applicant and at the applicant's expense prior to occupation of the development.

Reason: In the interest of traffic safety.

3.3. Prescribed Bodies

- Inland Fisheries Ireland (IFI): Request that Irish Water/Cork City Council signifies there is sufficient capacity in existence to that it does not (a) overlap either hydraulically or organically existing treatment facilities, (b) result in polluting matter entering waters or (c) cause or contribute to non-compliance with existing legislative requirements.

3.4. Third Party Observations

Three number third party observations were received. The following concerns were raised:

- Planning history on site.
- Additional traffic to existing roads and junctions.

- Inadequate car parking provided on site.
- Local traffic management issues.
- Negative impact on pedestrian users of the adjacent footpaths.
- Additional surface water disposal issues on adjacent lands.
- Existing water supply already under pressure and needs upgrading.
- Boundary wall treatment/arrangement.

4.0 Planning History

2342466: Permission refused for the construction of 4 single storey assisted living dwelling units (4no. 2 bed) and all associated site works for the following reason:

Having regard to the location of the site close to a busy staggered junction and traffic movements along St. Ann's Hill Road, the proposed development would endanger public safety by reason of traffic hazard due to increased pedestrian and vehicular conflict. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

ABP-303093-19 (PA ref: 186376): Permission granted for construction of single storey dwelling and associated site works.

Adjacent sites:

2241256: Permission granted for single storey side extension and all associated site works.

078819: Permission granted for an extension.

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.

Chapter 2 Core Strategy identifies Tower as an Urban Town.

Chapter 3, section 3.47

An ageing population and under-occupation of Cork City's housing stock means that providing housing products that suit "rightsizing" (downsizing), to release family units, is a key priority for Cork City. Integrated housing and community developments in the right location can provide a spectrum of housing options within neighbourhoods. Housing needs within these developments are tailored to range from independent living to assisted living, to best meet the needs of an ageing population. "Age Friendly Principles and Guidelines for Planning Authorities" (Age Friendly Ireland, 2021) and Cork City Council's "Age Friendly City Strategy 2016-2022" will also provide relevant context to housing provision in Cork. Designing homes to a Universal Design Standard will also be vital to enable independent living now and in the future (see Chapter 11: Placemaking and Managing Development).

Chapter 3, Section 3.48

Cork City Council will work with its partners to seek to ensure that housing need is met for a range of special categories within Cork City during the Plan period.

Objective 3.10: Housing and Community for Older People

Cork City Council will actively seek to meet the housing and community needs of older persons by:

- a. Supporting mainstream housing options for older people and persons with disabilities (including but not limited to physical, mental health) consistent with NPO 30 of the NPF, and RPO 182 of the RSES;
- b. Supporting the adaptation of existing homes;
- c. Promoting opportunities for right sizing/downsizing by older people within their neighbourhoods to enable sustainable social networks and support to be maintained;
- d. Supporting the provision of integrated housing and community development specifically designed for older people in accessible locations that allow for wider engagement with existing communities;
- e. Integrating community facilities within a range of housing designed for the elderly such as assisted living homes and clusters (with support), transition clusters (combining mainstream and supported living) and step-down units (with care), and specialised care homes;
- f. Supporting the development of lifetime housing (Lifetime Homes Standard);
- g. Supporting the development of housing designed to Universal Design Standards.

Objective 3.11: Housing for Older People (Age Friendly Housing)

Cork City Council will support the planning and delivery of more specialised housing and community facilities for older persons that:

- a. Are located close to community and social infrastructure required by occupants (e.g. Shops, post office, community centres, etc) ensuring older people can remain part of existing communities;
- b. Are easily accessible for residents, employees, visitors and service providers;

- c. Follow best practice, including the “Positive Ageing” model, by actively engaging and integrating within the wider community while providing a safe environment for residents;
- d. Create strong links between the elderly and the local community including provision of activities linked to wider community groups;
- e. Follow all relevant standards set out in the “National Quality Standards for Residential Care Settings for Older People in Ireland” published by the Health Information and Quality Authority (July 2016) or the relevant standards for any subsequent national guidelines.

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

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

Objective 11.8 relates to Older Persons and Specialist and Supported Living Accommodation

Planning permission for elderly-persons and supported and specialist care accommodation will be granted where it:

- a. Is located with good access to local facilities and services including public transport, shops and healthcare facilities;
- b. Is located close to or as part of a mixed community and will contribute positively to the creation and maintenance of mixed and balanced communities;
- c. Is appropriate for its intended residents and the neighbourhood in terms of form, scale and design;
- d. Includes gardens and amenity space of appropriate size and quality;
- e. Meets the affordable housing requirements of Chapter 3 Delivering Homes and Communities.

Planning permission will not be granted for the loss of existing specialist care accommodation unless it can be demonstrated that provision is to be replaced or that there is not a need for the facility.

Section 11.91 relates to Specialist Housing for Older People

Age Friendly Principles and Guidelines for the Planning Authority (Age Friendly Ireland, March 2021) inform principles and standards of housing for older people as part of the community. Bespoke Housing for older people should be designed to:

- (i) The minimum standard of a 2 bed/3 person apartment in order to ensure that older people have homes that have sufficient space to enable visitors/carers to be accommodated within the home; and
- (ii) Universal Design Standards to enable to futureproof homes so that they can comfortably accommodate wheelchair use if and when required.

Technical guidance relating to the specification for the design of housing for older people is likely to be forthcoming and will be taken into account when assessing planning applications.

Chapter 11 relates to Placemaking and Managing Development including car and bicycle parking standards.

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 or adjacent to a protected area. The nearest sites are:

- Shournagh Valley pNHA (site code: 000103) is located c. 1km north and c. 1.3km south.
- Blarney Castle Woods pNHA (site code: 001039) is located c. 1.5km east.
- Blarney Lake pNHA (site code: 001798) is located c. 1.8km east.
- Ardamadane Wood pNHA (site code: 001799) is located c. 3.2km to the northeast.
- Blarney Bog pNHA (site code: 001857) is located c. 3.6km northeast.
- Lee Valley pNHA (site code: 000094) is located c. 3.7km southwest and 3.3km south.
- Cork Harbour SPA (site code: 004030) is located c. 14km southeast.
- Great Island Channel SAC (site code: 001058) is located c. 15km southeast.

5.4. EIA Screening

- 5.4.1. The proposal relates to a 4 no. assisted living units with connection to public services in Tower town. 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

Two number appeals have been received from local residents. The concerns raised are:

- Boundary Treatment: The boundary between the appellants dwelling and the proposed site is currently a 1.1 metre high Griselinia hedge. The applicant proposes a 2-metre-high post and panel fence with plastic fabrication. The proposed fence will exceed the hedgerow and seriously impact on views from the front of the appellant's dwelling. Request the boundary wall is restricted to

a height of 1.0 to 1.2 metres following the contour of the garden or no boundary wall at all.

- Traffic: Towering Heights junction with the R617 is heavily trafficked with heavy delivery vehicles and shop users at this junction and causes a serious risk to all motorists and pedestrians using the R617 and particularly the residents of Towering Heights. The proposed development requires two new vehicular entrance and exit and new pedestrian entrances, this will seriously endanger public safety by reason of traffic hazard due to the increased vehicular and pedestrian conflict. Traffic entering Towering Heights will be negatively impacted. The proposed new ramp will cause traffic to stop while they are still on the R617. The entrance at Towering Heights is too close to Super Valu Shopping Centre entrance and to Cloghroe.

6.2. Applicant Response

- None

6.3. Planning Authority Response

- None

6.4. Observations

One number observation was received from a local resident. The following concerns were raised:

- Traffic: Increased traffic exit and entering Towering Heights. It is difficult to enter and exit the estate due to the existing pedestrian crossing, entrance to Super Valu, the slow down ramp and the road near the pub (Aunties). Parking proposed for 6 vehicles, yet accommodation proposed for 8 residents, where are other residents and visitors going to park.
- Procedural Issues: Planning notices were placed near posters of a bungalow and an advertisement for houses being built in another estate, this has confused people.

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:

- Boundary Treatment
- Traffic
- Procedural Issues
- Appropriate Assessment

7.2. Boundary Treatment

7.3. The site is located on a greenfield site located along the R617 (St. Ann's Hill) and to the front of No. 1 Towering Heights and Robin Hill (located north) and adjacent Tower Pizza located to the west along the R617. The land to the rear (north) rises from the R617. The applicant has provided a site layout plan with different boundary options throughout the site.

7.4. The grounds of appeal state the boundary between the appellant's dwelling and the proposed site is currently a 1.1 metre (m) high Griselinia hedge. The applicant proposes a 2-metre-high post and panel fence with plastic fabrication. The proposed fence will exceed the hedgerow and seriously impact on views from the front of the appellant's dwelling. The appellant requests the boundary wall is restricted to a height of 1.0 to 1.2 metres following the contour of the garden or no boundary wall.

7.5. I have assessed drawing name "Boundary Treatment", I note the applicant proposed four different types of boundary treatments including 1m high 225mm blockwork retaining wall, 2m high post & panel fence, 2m high capped blockwork and a 1.1m high stone wall. Each boundary treatment is highlighted in a different colour. The drawing is somewhat confusing as in the existing boundary between the appellant and the proposed site is coloured in block green with a note labelled 4. "Existing

hedge unaffected". The proposed 2m high post and panel fence is also a green block colour, however, this is in reference to the separation boundary between each of the proposed 4 living units. From my reading of the "Boundary Treatment" drawing, a 2-metre-high post and panel fence is not proposed along the boundary with the appellant to the north. The hedgerow and boundary treatment will remain as is and there are no proposals for any new boundary treatment. In the event of a grant of permission, a condition shall be attached to clarify this matter.

- 7.6. Having regard to the "Boundary Treatment" drawing submitted and the proposed boundary treatments on site and the proposal to retain the existing hedgerow as is along the northeastern boundary with No. 1 Towering Heights, no additional boundary treatment is proposed. The proposed boundary treatments throughout the site are considered acceptable. I recommend a condition shall be attached in the event of a grant of permission to clarify that no boundary treatment is required along the Northeastern boundary with No. 1 Towering Heights.

7.7. Traffic Impact

- 7.8. The proposed development consists of 4 number independent living units, the site layout includes for 6 number car parking spaces. The proposed entrance is located directly along the R617, and the exit is proposed onto the estate access road of Towering Heights.
- 7.9. The grounds of appeal state that Towering Heights junction with the R617 is already heavily trafficked with heavy delivery vehicles and shop users and causes a serious risk to all motorists and pedestrians using the R617 and particularly the residents of Towering Heights. The proposed development requires two new vehicular entrances and exits and new pedestrian entrances, this will seriously endanger public safety by reason of traffic hazard due to the increased vehicular and pedestrian conflict. Traffic entering Towering Heights will be negatively impacted. The proposed new ramp will cause traffic to stop while they are still on the R617. The entrance at Towering Heights is too close to Supervalu Shopping Centre entrance and to Cloghroe.
- 7.10. I have assessed the proposed site layout plan, and I note that the proposal is laid out to provide a one-way system. Entry is provided by means of a 4.8m wide vehicular entrance directly off the R617. The proposed exit is located on the eastern boundary directly into Towering Heights estate which is a maximum width of 3.6m. All roadside

boundaries shall be set to a maximum height of 1m from path level. This will ensure all vehicles entering and exiting have appropriate sightlines.

- 7.11. In addition, I have reviewed the Autotrack layout prepared by an engineering consultant, the drawing demonstrates the safe navigation of both the entrance and exit from the site of a standard refuse truck. The assessment demonstrated that entry is possible without crossing over the centreline of the R617. The entrance to Towering Heights has been amended to provide a kerb radii of 5.5m to 6m in accordance with DMURS. These reduced radii shall reduce the pedestrian crossing and slow turning vehicles in accordance with DMURS 4.3.3 Junction Design.
- 7.12. The applicant has also submitted a revised site layout indicating the pedestrian crossing facility across Towering Heights junction mouth with measures including tightening junction corner radii, greening of build out and the introduction of appropriate dropped kerbs/tactile paving.
- 7.13. I note the Area Engineer has no issues with the proposed sightlines and access or egress for the proposed development. The applicant will be conditioned to relocate the pedestrian crossing to the east further by approx. 55m with the associated raised table for road safety measures. Also, the existing table to the west will be relocated west to incorporate in a pedestrian crossing to make motorists aware of vulnerable road users. I also note Urban Roads & Street Design section had no objection and recommended conditions. Traffic: Regulation & Safety Report section also did not raise any concerns and requested a condition in relation to a road safety report audit and all road markings and signage to be agreed in advance with the Planning Authority. In my opinion, the proposed exit and entrance will alleviate any traffic concerns along the R617, the improved pedestrian crossings and improved junction at Towering Heights will also improve conditions for pedestrians and traffic along the R617 and for Towering Heights residents.
- 7.14. Having regard to the proposed one-way entrance system and one way exit system, and the utilisation of an existing housing estate entrance/exit, I do not consider that the proposed development of 4 no. independent living units with occasional visitors and limited staff will negatively impact the junction of Towering Heights and the R617.

7.15. **Procedural Issues**

- 7.16. In terms of procedural matters and the alleged confused location of the public notices, I note the public notices were considered acceptable by the Planning Authority.
- 7.17. I am satisfied that the issue raised did not prevent the concerned party from making representations. The above assessment represents my de novo consideration of all planning issues material to the retention development.

8.0 AA Screening

- 8.1. Having regard to the proposed development of 4 no. independent living units with connection to public sewer and public water within the boundary of Tower town. Surface water will be directed to public sewer/drain. The nearest European Site is Cork Harbour SPA (site code: 004030) is located c. 14km southeast. 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 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 Tower town and zoned as ZO1 – Sustainable Residential Neighbourhoods as per Cork City Development Plan 2022-2028, the separation distance to the existing properties, the proposed boundary treatments, the proposed traffic safety measures including separate exit and entry points to the site, it is considered that the development would not seriously affect the traffic safety of the area or impact the residential amenity of the area. 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, as amended by the further plans and particulars received by the planning authority on the 14th 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. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. The landscaping scheme shown on drawing number PL-2 & PL-3, as submitted to the planning authority on the 14th day of August 2024 shall be carried out within the first planting season following substantial completion of external construction works.

In addition to the proposals in the submitted scheme, there shall be no alterations to the northeastern boundary, the existing hedgerow shall remain unless otherwise agreed with the neighbouring property.

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, shall be replaced within the next planting season with others of similar size and

species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

4. Proposals for a name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility.

5. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

6. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following: collection and disposal of construction waste, surface water run-off from the site, on-site road construction, and environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority.

The agreed CEMP shall be implemented in full in the carrying out of the development.

Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.

7. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays 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.

9. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and

Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

10. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees within the drawing landscape plan drawing no. PL-2 & PL-3. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interest of amenity and public safety.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

12. Prior to commencement of development a stage 1/2 Road Safety Audit shall be submitted. All findings of the Road Safety Audit shall be closed out, signed off and incorporated into the development. A stage 3/4 Road Safety Audit shall also be undertaken, closed out, signed off and acted upon. All costs associated with this condition shall be borne by the Applicant.

Reason: In the interest of traffic safety.

13. The total parking supply on the site shall not exceed the maximum parking standards set out in the City Development Plan 2022-2028. The provision of a maximum of 6 car parking spaces for the full development. The parking spaces are to be ducted for future EV use.

In the interest of traffic safety.

14. Prior to commencement of development, the Applicant shall agree the details and the extent of all road markings and signage requirements on St. Ann's Hill R617 and Towering Heights with the Planning authority for written agreement. All costs associated with this condition to be borne by the Applicant. A key element of the proposed scheme is the entrance/exit. This arrangement will have to be clearly stated for residents and visitors to the assisted living units. The entry and exit will have to be clearly marked through lines and signs.

Reason: In the interest of traffic safety.

15. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of traffic safety and convenience.

16. Prior to commencement of the development the applicant shall submit for written agreement with the Planning Authority details of the proposed tabletop ramp at the Towering Heights estate junction. Revised plans and particulars shall be submitted, providing for the following: (a) Details of materials, finishes and other measures proposed to ensure that traffic speeds are kept to a minimum and a safe pedestrian environment is provided. (b) The tabletop ramp shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS). (c) Confirmation that all works associated with this condition shall be completed by the Applicant and at the Applicant's expense prior to occupation of the development.

Reason: In the interest of traffic & pedestrian safety.

17. Any damage to the existing (estate) road(s), footpath and services resulting from this development shall be repaired by the developer at his own expense, to the satisfaction of the Planning Authority.

Reason: In the interest of orderly development.

18. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

19. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

20. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. 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: To ensure the satisfactory completion of the development.

21. 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

22nd April 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321857-25		
Proposed Development Summary	Permission for the construction of 4 assisted living dwelling units and all associated site works.		
Development Address	Saint Ann's Hill, Kilnamucky, Tower, Blarney, 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	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	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	x	Class 10b(i) Construction of more than 500 dwelling units. The proposal consists of 4 no. dwellings on a site size of 0.32ha.	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-321857-25
Proposed Development Summary	Permission for the construction of 4 assisted living dwelling units and all associated site works.
Development Address	Saint Ann's Hill, Kilnamucky, Tower, Blarney, Co. Cork.
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. This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	• The proposal consists of 4 no. independent living units within the settlement boundary of Tower and Hinterland. • The development will consist of typical construction and related activities and site works. • Surface water will be discharged to public sewer/drain. • Wastewater will be discharged to public sewer.
Location of development (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	The subject site is not located within a designated site, the nearest protected sites are: • Shournagh Valley pNHA (site code: 000103) is

sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).

located c. 1km north and c. 1.3km south.

- Blarney Castle Woods pNHA (site code: 001039) is located c. 1.5km east.
- Blarney Lake pNHA (site code: 001798) is located c. 1.8km east.
- Ardamadane Wood pNHA (site code: 001799) is located c. 3.2km to the northeast.
- Blarney Bog pNHA (site code: 001857) is located c. 3.6km northeast.
- Lee Valley pNHA (site code: 000094) is located c. 3.7km southwest and 3.3km south.
- Cork Harbour SPA (site code: 004030) is located c. 14km southeast.
- Great Island Channel SAC (site code: 001058) is located c. 15km southeast.

My Appropriate Assessment screening concludes that the proposed development would not likely have a significant effect on any European Site.

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).		• The site size measures 0.32ha. The size of the development is not exceptional in the context of the existing town environment. • There are existing dwellings and retails units adjacent to the proposed site. However, 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)