



An
Bord
Pleanála

Inspector's Report 312951-22

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

1.0 Site Location and Description

- 1.1. The subject site is a greenfield site with a stated area of 1.2 ha, which is generally centrally the city suburb of Douglas, Cork. The site is within 5 minutes walking distance of local amenities such as cafés and schools on Church Street to the north of the site. The site is bounded by Donnybrook Hill (regional road R851) along its western boundary, a 2-storey residential housing scheme (Lion House Community Housing for the Elderly) along its northern boundary, a detached residential property known as “Ballybrack House” (a Protected Structure) to the south and by an amenity walkway (Douglas Amenity Walk) along its eastern boundary. This walkway leads to Ballybrack Woods (knowns as the Mangala) further to the south-east.
- 1.2. The site currently has no vehicular or pedestrian entrance and was inaccessible at the time of the inspection. The site boundary onto Donnybrook Hill is generally defined by a low stone wall with mature vegetation above. There is no existing footpath adjacent to this boundary, although one is present on the opposite side of the road and connects the established residential developments on the western side of Donnybrook Hill with the town centre area to the north. A pedestrian crossing is in place at the northern end of Donnybrook Hill at its junction with Church Hill.
- 1.3. The eastern site boundary adjacent to the amenity walkway is demarcated by palisade fencing with intermittent mature trees and hedging. A small number of single and 2-storey, detached/semi-detached dwellings are located on the eastern side of this route at Ravensdale. The Douglas River flows in a northerly direction through the Douglas Amenity Area, extending through the residential developments at Ravensdale.
- 1.4. The site slopes noticeably from south to north and is set above the level of the adjoining road / footpath along its western and eastern boundaries respectively. There are no public views into the site, which largely appears overgrown along its boundaries.

2.0 Proposed Development

- 2.1. The proposed development consists of the construction of 29 no. dwelling houses and all associated ancillary development works including a new access onto Donnybrook Hill, parking, footpaths, drainage, landscaping and amenity areas.
- 2.2. The development is generally laid out in 4 no. terraces (unit nos. 1-13) adjacent to the southern site boundary, with a further 12 no. units (nos. 14-25) arranged in a back-to-back configuration in the central area of the site. These 25 no. units comprise a mix of 2, 3 and 4-bedroom dwellings, with building heights ranging from 2-storeys to 2-storeys with dormer accommodation. The remaining 4 units (nos. 26-29) are located towards the north-western site corner, adjacent to the existing Lion House Community Housing for the Elderly and comprise single-storey, 1-bedroom units which will form part of the existing community housing scheme. These units will be segregated from the remainder of the development within the application site and will be accessed via the neighbouring retirement village.
- 2.3. The main area of communal open space is proposed adjacent to the eastern site boundary and is enclosed by unit nos. 1 – 4 and 20 – 25, which front onto this space. A landscaped hedge buffer is proposed along the eastern and northern site boundaries and hedge and tree planting is proposed along the southern boundary. An exclusion zone for a bus corridor is provided along the length of the western site boundary at Donnybrook Hill, with a new 2 m wide footpath and tree planting proposed within the subject site. The vehicular entrance into the site is proposed towards its south-western corner, with a pedestrian link to Douglas Amenity Walk proposed towards the south-eastern site corner. This link has been designed to facilitate a connection to a future Phase 2 development which is planned on other lands within the applicant's ownership to the south of the subject site. This phase 2 development does not form part of this planning application.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Notification of the Decision to Grant Permission for the proposed development subject to 34 no. conditions issued on 10th February 2022.

- 3.1.2. Condition no. 2 (a) requires the applicant to enter into an agreement pursuant to Section 47 of the Planning and Development Act, 2000 that restricts all residential units permitted to first occupation by individual purchasers.
- 3.1.3. Condition no. 4 requires the lodgement of a bond, or such other security as may be accepted by the Planning Authority, to secure the satisfactory completion and maintenance of roads, footpaths, open spaces and amenities, car parks, public lighting, surface water drainage systems and communal waste storage required in connection with the proposed development.
- 3.1.4. Condition no. 5 requires, inter alia, the undertaking of a Stage 3/4 Road Safety Audit.
- 3.1.5. Condition no. 10 requires the entrance to be so designed, and roadside boundaries so altered, as to provide sight distances of 49 m in both directions at a point of 2.4 m back from the edge of the public road.
- 3.1.6. Condition no. 11 requires that no vegetation or structure shall exceed 1 m in height within the sight distance triangle.
- 3.1.7. Condition no. 16 requires all public lighting requirements associated with the development to be agreed with the Planning Authority prior to the commencement of development.
- 3.1.8. Condition no. 27 requires full details of the waste management for the proposed development to be submitted for the agreement of the Planning Authority prior to the commencement of development.
- 3.1.9. Condition no. 29 requires the naming and numbering of the scheme and associated signage to be agreed with the Planning Authority prior to the commencement of development.
- 3.1.10. Condition no. 32 requires a revised Landscape Plan to be agreed with the Planning Authority prior to the commencement of development.
- 3.1.11. Condition no. 33 (a) requires the open space areas to be completed before any of the dwelling units are made available for occupation.
- 3.1.12. All other conditions are generally standard in nature.

3.2. Planning Authority Reports

3.2.1. Planning Reports (29th September 2021 and 10th February 2022)

3.2.2. Following an initial assessment of the planning application, Cork City Council's Planning Officer recommended that **Further Information** be requested in relation to 7 no. items which can be summarised as follows:

3.2.3. **Item No. 1 (a):** Submit a detailed daylight/sunlight and overshadowing study regarding the impact of the proposed development on the adjoining property to the north (Lion House Community Housing).

3.2.4. **Item No. 1 (b):** Submit sections through houses 19-24 and 20-25 extending to the Lion House Community Housing to the north.

3.2.5. **Item No. 1 (c):** Houses in Block T2, T3, T4 and T6 clarify if: (i) the front rooflights serve the landing or attic, (ii) whether the attic / roof is designed to incorporate roof pitches and timbers capable of accommodating a future attic conversion.

3.2.6. **Item No. 2 (a):** A Road Safety Audit on the proposed entrance on regional road R851.

3.2.7. **Item No. 3 (a):** Demonstrate how pedestrians / residents will cross to the existing pedestrian infrastructure on the western side of Donnybrook Hill.

3.2.8. **Item No. 3 (b):** Demonstrate an adequate visibility envelope for the proposed vehicular access on Donnybrook Hill.

3.2.9. **Item No. 4 (a):** Submit a letter of consent from for the relevant landowner for the proposed link to Ballybrack Valley Pedestrian and Cycle Route.

3.2.10. **Item No. 4 (b):** Submit sections showing the existing and proposed ground levels of the link from the front boundary of house no. 1 to the footpath level of the existing route at the proposed location of the link.

3.2.11. **Item No. 5 (a):** Details required on the proposals for backfilling of the existing open drain and replacement with suitable drainage infrastructure to facilitate the drainage of road water from Donnybrook Hill.

3.2.12. **Item No. 6 (a):** Concerns regarding the proposal to connect unit nos. 29 – 32 to existing private drainage within the Lion House Grove site, with discharge directly to a public sewer preferred by the Planning Authority.

- 3.2.13. **Item No. 6 (b):** Details of proposed connection to the existing 1050 mm storm sewer outside the northeast corner of the site, including letter(s) of consent to carry out works on third party lands.
- 3.2.14. **Item No. 6 (c):** A SuDS based drainage approach, details of an amended attenuation design and an amended hydro-brake specification.
- 3.2.15. **Item No. 7 (a):** Re-engage with Irish Water in relation to the submission of a Pre-Connection Enquiry to determine feasibility of connection to public water / wastewater infrastructure.
- 3.2.16. The applicant submitted a **Response to the Request for Further Information** on 17th December 2021. Cork City Council considered that the response contained **Significant Further Information** and the application was readvertised to the public. The response can be summarised as follows:
- 3.2.17. **Item No. 1 (a):** A Daylight, Sunlight and Overshadowing Assessment has been submitted. The results of the assessment show that the proposed development exceeds BRE recommendations for sunlight / daylight performance of the neighbouring property (Lion House Community Housing).
- 3.2.18. **Item No. 1 (b):** Section drawings have been provided as requested.
- 3.2.19. **Item No. 1 (c):** The proposed rooflights are to serve the attic area only. The roof trusses are designed for attic storage and a future attic conversion, if required.
- 3.2.20. **Item No. 2 (a):** A Road Safety Audit has been undertaken on the proposed entrance to Regional Road R851.
- 3.2.21. **Item No. 3 (a):** A 2 m wide footpath will connect to the existing footpath to the north of the site. Pedestrians will cross at the existing pedestrian crossing at the junction of Donnybrook Hill and Church Road to the north.
- 3.2.22. **Item No. 3 (b):** The required visibility envelope for the vehicular access on Donnybrook Hill has been achieved.
- 3.2.23. **Item No. 4 (a):** A letter of consent from Cork City Council has been provided regarding the creation of a link to Ballybrack Valley Pedestrian and Cycle Route.

- 3.2.24. **Item No. 4 (b):** The requested section drawing has been provided. The gradient of the proposed link is shown on this drawing and the revised Proposed Site Layout Plan.
- 3.2.25. **Item No. 5 (a):** Details of the proposed storm sewer infrastructure in lieu of the existing open drain arrangement along the proposed upgraded eastern section of Donnybrook Hill have been provided.
- 3.2.26. **Item No. 6 (a):** Email correspondence from Simon Lyons of Cork City Council has been provided with confirms that the Planning Authority supports the proposal to discharge to the foul and storm drainage in the Lion House Grove site. Photographs of manholes and CCTV of the line have been provided.
- 3.2.27. Email correspondence from Tadhg Coffey of Irish Water has also been provided which confirms that Irish Water also accepts these proposals. A letter of consent to these connections is also provided from Douglas Old Folks Housing Association. The drain will be managed by Lion House Management Company.
- 3.2.28. **Item No. 6 (b):** Details have been provided of the proposed storm water sewer connection outside the northeast corner of the site. A letter of consent has been provided by Cork City Council.
- 3.2.29. **Item No. 6 (c):** A SuDS-based drainage approach has been investigated. Porous paving design details have been incorporated in respect of road / hard standing areas and an updated storm water attenuation design provided which complies with the recommended discharge of 5 l/s.
- 3.2.30. **Item No. 7:** Confirmation has been provided that the proposed connection to the Irish Water network can be facilitated.
- 3.2.31. Following an assessment of the submitted Further Information, Cork City Council's Planning Officer recommended that planning permission be granted for the proposed development.
- 3.2.32. **Other Technical Reports**
- 3.2.33. **Urban Roads & Street Design (24th August 2021 and 7th February 2022):** Initial recommendation that **Further Information** be requested in relation to: (1) how pedestrians from the proposed development will cross to the existing pedestrian infrastructure on the western side of Donnybrook Hill and the demonstration of an

appropriate terminus/tie-in of the proposed footpath along the site development, (2) demonstration of an adequate visibility envelope in the vertical plane of 45 m from a setback of 2.4 m from the edge of the carriageway from the vehicular access on Donnybrook Hill.

- 3.2.34. Following the applicant's Further Information submission, no objections arose to the proposed development subject to condition.
- 3.2.35. **Infrastructure Report (6th September 2021):** No objection to the proposed development (Phase 1). Recommends that planning permission be refused for a future Phase 2 of the development on the basis that it would interfere with the Planning Authority's ability to deliver on road objective SE-U-07 (provision of a new road and bridge between Grange Road and Carrigaline Road over the Ballybrack River Valley).
- 3.2.36. **Drainage (6th September 2021 and 3rd February 2022):** Initial recommendation that **Further Information** be requested in relation to: (1) concerns regarding the proposal to connect units nos. 29-32 to private drainage. Amended drainage proposals are preferred to ensure storm and foul drainage from these units discharges directly to a public sewer. A letter of consent from the owner of the private drain shall also be provided, (2) details of proposed connection to the existing 1050 mm storm sewer outside the northeast corner of the site to be submitted, together with a letter of consent to carry out any works on third party lands, (3) the applicant is requested to investigate a SuDS based drainage approach, provide details of an amended attenuation design and investigate an amended hydro-brake specification.
- 3.2.37. Following the applicant's Further Information submission, no objections arose to the proposed development subject to conditions.
- 3.2.38. **Area Engineer (1st September 2021 and 3rd February 2022):** Initial recommendation that **Further Information** be requested in relation to: (1) the setting back of the existing boundary wall and the proposals for backfilling of the existing open drain and replacement with suitable drainage infrastructure, (2) how the new footpath along the front boundary is to connect to the existing public footpath network.
- 3.2.39. Following the applicant's Further Information submission, no objections arose to the proposed development subject to conditions.

3.2.40. **Environment, Waste Management & Control (26th August 2021 and 28th August 2021):** No objection to the proposed development subject to conditions.

3.2.41. **Traffic: Regulation & Safety Report (23rd September 2021 and 3rd February 2022):** Initial recommendation that **Further Information** be submitted in relation to: (1) the undertaking of a Road Safety Audit on the proposed entrance on the regional road R851 to identify and resolve any road safety issues.

3.2.42. Following the applicant's Further Information submission, no objections arose to the proposed development subject to conditions.

3.2.43. **City Architect (28th September 2021):** No objection to the proposed development.

3.3. **Prescribed Bodies**

3.3.1. **Inland Fisheries Ireland (9th August 2021):** Notes that it is proposed to dispose of septic effluent from the proposed development into the public sewer. Requests that Irish Water signifies there is sufficient capacity so that it does not overload, either hydraulically or organically, existing treatment facilities, or result in polluting matters entering waters.

3.3.2. In the event planning permission is granted, a condition should be attached that there should be no interference with, bridging, draining or culverting of any watercourse, its banks or bankside vegetation to facilitate this development without the prior approval of IFI.

3.3.3. **TII (23rd August 2021):** TII has no observations to make.

3.3.4. **Irish Water (9th September 2021):** Recommended that **Further Information** be requested in relation to: (1) re-engagement with Irish Water through the submission of a Pre-Connection Enquiry to determine the feasibility of connection to the public water / wastewater infrastructure.

3.4. **Third Party Observations**

3.4.1. 6 no. third-party observations were made on the application by (1) Tara de Montfort, 7 Bromley Park, Donnybrook, Douglas, Cork, (2) O'Leary Architecture + Design on behalf of Barry and Sharon O'Reilly, Ballybrack House, (3) Tara de Montfort on behalf of Douglas Tidy Towns, c/o Douglas Community Centre, Church Road, Douglas, Cork, (4) Maureen Lancaster, 9 Bromley Park, Donnybrook, Douglas.

These include representations made by (1) Cllr. Kieran McCarthy and (2) Cllr. Shane O'Callaghan.

- 3.4.2. The issues which are raised can be summarised as follows: (1) over-development of the site, (2) negative impact on Mangala Walk and Ballybrack Woods, (3) traffic, (4) loss of trees, (5) lack of pedestrian links, (6) excessive parking provision, (7) in the event planning permission is granted, suitable conditions should be attached regarding the undertaking of EIA, tree removal and planting, no access to or impact on the Mangala and street lighting, (8) proximity of proposed houses 1, 2, 6, 7 & 8 to the northern boundary of Ballybrack House, (9) inadequate boundary treatment to northern boundary of Ballybrack House, (10) future Phase 2 development is inappropriate due to overlooking, proximity to boundary of Ballybrack House and loss of privacy, (11) impact on outbuilding located on shared boundary with Ballybrack House, (12) insufficient AA screening report, (13) increased water run-off, erosion and landslides, (14) site notice not correctly placed on site,
- 3.4.3. One further observation was made on the applicant's Further Information submission by O'Leary Architecture + Design on behalf of Barry and Sharon O'Reilly, Ballybrack House. No new issues were raised.

4.0 Planning History

- 4.1. None.

5.0 Policy and Context

5.1. Cork City Development Plan 2022-2028

- 5.1.1. The Cork City Development Plan 2022-2028 has been adopted since this planning application was lodged and is the relevant local planning policy document for the purposes of adjudicating this appeal case.

5.2. Land Use Zoning

- 5.2.1. The site is subject to land use zoning ZO 01 – "Sustainable Residential Neighbourhoods" which has the objective "to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses". The provision and protection of residential uses and residential amenity is a

central objective of this zoning. Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated.

5.3. **New Residential Development**

5.3.1. When assessing proposals for residential development a broad range of issues will be assessed, including: (1) design quality, (2) site features and context, (3) residential density, (4) building height, (5) residential mix, (6) existing neighbourhood facilities and the need for additional facilities, (7) integration with the surrounding environment in terms of built form and the provision of walking / cycling permeability, (8) transport and accessibility, (9) residential amenity of scheme proposed, (10) impacts on residential amenity of surrounding areas, (11) utilities provision, (12) waste management.

- **Residential Density and Building Heights**

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

- **Unit Mix**

5.3.3. Tables 11.3 – 11.9 of the development plan identify the required dwelling unit mix for housing schemes of more than 50 units in different areas of the city. Applications for 10-50 dwellings will need to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective sub-area. The target for housing in the city suburbs is 20% 1-bedroom units, 34% 2-bedroom units, 28% 3-bedrooms units and 8% 4+ bedroom units.

5.3.4. The minimum size of habitable rooms for houses shall comply with appropriate national standards or guidelines in operation at the date of application for permission including “Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities” (2007).

5.3.5. The qualitative design aspects to be addressed in residential developments are summarised in table 11.10 of the development plan.

- **Private Amenity Space**

5.3.6. The private amenity space standards for houses are set out in Objective 11.5 of the development plan, with a minimum standard of 48 m² identified. In assessing

whether adequate space has been provided, the Planning Authority will consider the development density, the context of the development in relation to the size and layout of existing residential plots and the pattern of development, the orientation of the outdoor area, the degree to which enclosure and overlooking impact on the proposed new dwellings and any neighbouring dwellings, the overall shape, access to and useability of the space, clear delineation of public and private space and the location of the plot in relation to publicly accessible open space and the offer of that space.

- **Car Parking**

5.3.7. Car parking standards according to land use are set out in table 11.3 of the development plan. In Zone 2 (which includes the city suburbs) a max. standard of 1 space applies for residential developments of 1-2 bedrooms, with a max. standard of 2 no. spaces applicable for residential developments of 3-3+ bedrooms.

5.4. **Housing for the Elderly**

5.4.1. Section 11.171 of the plan states that there is a continuing and growing need for nursing and elder care homes. Such facilities should be integrated whenever possible into the established residential areas of the city where residents can expect reasonable access to public transport and local services. In considering planning applications for this form of development, the following will be taken into account: (1) the effect on the amenities of adjoining properties; (2) provision of adequate parking facilities and proper access and egress from the facility; (3) adequate provision of open space; (4) proximity to local services and facilities; (5) design and proposed materials; (6) the size and scale of the facility proposed; the scale must be appropriate to the area.

5.5. Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities (2007)

5.5.1. The target internal floor area standards which are relevant to the development which is proposed under this appeal case are summarised in the table below.

House Type Bedroom (B) Person (P) Storeys (S)	Target GFA (m²)	Min. main living room (m²)	Aggregate living area (m²)	Aggregate bedroom area (m²)	Storage (m²)
1-B/2-P/1-S	44	11	23	11	2
2-B/4-P/2-S	80	13	30	25	4
3-B/5-P/2-S	92	13	34	32	5
3-B/6-P/3-S	110	15	37	36	6
4-B/7-P/3-S	120	15	40	43	6

5.5.2. The Guidelines also recommend the following:

- A main bedroom area of at least 13 m² in dwelling for 3+ persons
- Double bedroom of at least 11.4 m² (min. width 2.8 m)
- A single bedroom of at least 7.1 m² (min. width 2.1 m)
- Min. obstructed living room width of 3.8 m for 3-bedroom dwellings.

5.6. Natural Heritage Designations

5.6.1. Cork Harbour SPA (site code: 0040310) is located approx. 0.7 km to the north-east of the appeal site at its closest point. Great Channel Island SAC (site code: 001058) is located approx. 7 km further to the north-east at its closest point.

5.7. EIA Screening

- 5.7.1. An Environmental Impact Assessment Screening report was not submitted with the application. Class (10)(b) of Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) provides that mandatory EIA is required for the following classes of development:
- 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. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)
- 5.7.2. It is proposed to construct 29 no. dwelling houses which is significantly below the 500-unit threshold noted above. The site has an area of 1.2 ha and is located within an existing built-up area but not in a business district. The site is therefore well below the applicable threshold of 10 ha. The introduction of this residential scheme would have no adverse impact in environmental terms on surrounding land uses. The site is not designated for the protection of the landscape or of natural or cultural heritage and the proposed development is not like to have a significant effect on any European site. The proposed development would not give rise to waste, pollution or nuisances that differ from that arising from other housing in the neighbourhood. It would not give rise to a risk of major accidents or risks to human health. The proposed development would use the public water and drainage services of Irish Water and Cork City Council, upon which its effects would be marginal.
- 5.7.3. I have concluded that, by reason of the nature, scale and location of the subject site, the proposed development would not be likely to have significant effects on the environment, and that on preliminary examination, an environmental impact assessment report for the proposed development was not necessary in this case.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. A third-party appeal against the Planning Authority's Notification of the Decision to Grant Permission for the proposed development has been lodged by O'Leary Architecture + Design on behalf of Barry and Sharon O'Reilly, Ballybrack House. The appellants' property adjoins the appeal site to the south.

6.1.2. The grounds of appeal can be summarised as follows:

- Inadequate proposed boundary treatment for the northern boundary of Ballybrack House, which should be formed with a 2 m high rendered and capped concrete block wall to ensure adequate privacy for residents on both sides. A palisade fence is overly industrial in nature and is inappropriate for a mature residential property and residential estate.
- House nos. 1, 2, 6, 7 and 8 are less than 11 m from the northern boundary of Ballybrack House. The set-backs should be increased so that the appellants' ability to extend to the same distance from this boundary is not compromised.
- Negative impact on Mangala Walk and Ballybrack Woods on foot of the development density, layout, landscaping proposals and associated traffic.
- Application documents indicated a proposed bus corridor and footpath within the boundary of Ballybrack House. There has been no discussion or agreement with the appellants in relation to same, with the access gates and walls to Ballybrack House being listed on the NIAH.
- Project splitting – future Phase 2 development will have significant negative impacts on Ballybrack House.
- Insufficient boundary details concerning the outbuilding which straddles the shared boundary between the application site and Ballybrack House, the majority of which is located within the appellants' site.

6.2. Applicant's Response

6.2.1. A response to the third-party appeal was lodged by McCutcheon Halley Planning Consultants on behalf of the applicants on 31st March 2022 which can be summarised as follows:

- The issues which have been raised by the appellants were comprehensively addressed at planning application stage and through the comprehensive supporting plans and particulars.
- The possible phase 2 development on the southern portion of the applicants' landholding does not form part of this planning application and is not relevant to the appeal.
- The proposed development has been carefully conceived to ensure it will be delivered and managed to a very high standard to protect the residential amenities of the area.
- There is an extensive band of existing mature trees and hedging running along the southern site boundary which will ensure the privacy of Ballybrack House.
- The applicants took great care in designing the dwellings and boundary treatments in such a way that would eliminate any possibility of overlooking or loss of privacy of neighbouring properties.
- It is proposed to supplement the existing planting along the southern site boundary with additional planting and provide a 1.8 m high palisade fence. Condition no. 32 of the permission requires the provision of screen walls of 2 m in height, which must be submitted to the Planning Authority as part of a revised landscaping strategy. These requirements will be fully complied with by the applicants.
- There is an existing buffer in excess of 30 m between Ballybrack House and its northern boundary, which allows ample room for any extension to the house.
- The proposed development will not impact on the natural habitat and wildlife of the immediately adjoining walkway. Extensive planted buffer zones are

incorporated along the eastern site boundary and existing trees and landscaping on the site will be retained and supplemented.

- There is no proposed bus corridor or footpath within the boundary of Ballybrack House.

6.3. **Planning Authority Response**

6.3.1. None received.

6.4. **Observations**

6.4.1. None.

7.0 **Assessment**

7.1. I am satisfied that the main issues for consideration in this case include:

- Impact on Ballybrack House
- Impact on Mangala Walk and Ballybrack Woods
- Development Description
- Overall Standard of Development
- Appropriate Assessment

7.2. Each of these issues is addressed in turn below.

7.3. **Impact on Ballybrack House**

7.3.1. The key concerns which have been raised by the appellants relate to the impact of the proposed development on their property, Ballybrack House, which adjoins the subject site to the south. The appellants submit that the proposed boundary treatment for the northern boundary of Ballybrack House, should be formed with a 2m high rendered and capped concrete block wall to ensure adequate privacy for residents on both sides. The appellants also note that house nos. 1, 2, 6, 7 and 8 are less than 11 m from the northern boundary of their property and that the proposed set-back should be increased so their ability to extend to the same distance from this boundary is not compromised. The appellants also consider that insufficient

boundary details have been submitted concerning the outbuilding which straddles the shared boundary, the majority of which is stated to be located within their site.

- 7.3.2. In responding to the foregoing, the applicants' agent submits that there is an extensive band of existing mature trees and hedging running along the southern site boundary which will ensure the privacy of Ballybrack House. It is proposed to supplement the existing planting and provide a 1.8 m high palisade fence. It is noted that condition no. 32 of the Planning Authority's decision requires screen walls of 2 m in height to be provided at this location as part of a revised landscaping strategy for the site. The applicants' agent states that these requirements will be fully complied with.
- 7.3.3. The applicants' agent further submits that great care has been taken in designing the dwellings and boundary treatments in such a way that would eliminate any possibility of overlooking or loss of privacy of neighbouring properties. It is submitted that the existing 30 m buffer between Ballybrack House and its northern boundary allows ample room for any extension to this property.
- 7.3.4. In reviewing the Proposed Site Layout Plan which formed part of the applicants' Further Information submission (Drawing No. 359-PP-005 Rev. 2), I note that house nos. 1 – 13 back onto the shared boundary with Ballybrack House. The alignment of the boundary is irregular, resulting in rear gardens of varying lengths serving each of these dwellings. Dwelling nos. 6 – 9 are located closest to the side elevation of Ballybrack House, with the rear garden of dwelling no. 7 having a stated length of c. 9.3 m.
- 7.3.5. The remaining dwellings along this boundary have increased rear garden lengths. A separation distance of c. 16.5 m arises between the rear 1st floor windows of dwelling no. 13 at the south-western site corner and the shared boundary, while that of dwelling no. 1 at the south-eastern site corner varies from c. 12 m to c. 17 m. The stated separation distances arising between the side (northern) elevation of Ballybrack House and the rear elevations of dwelling nos. 5 and 7 are c. 33.6 m and c. 30.7 m respectively.
- 7.3.6. The development plan notes that suburban housing traditionally had rear gardens of 11 m in length. Objective 11.5 of the development plan sets out the required standards for private open space. It does not include any prescriptive requirement for

rear garden lengths but rather sets out qualitative requirements as summarised in section 5.3.5 of this report. These include, inter alia, the context of the development in relation to existing residential developments and the degree of overlooking impacts on neighbouring dwellings.

- 7.3.7. In my opinion, the separation distances which are proposed between the development and the shared boundary with Ballybrack House would be acceptable in an urban context. In reaching this conclusion, I note that overall separation distances of more than 30 m arise between the existing and proposed developments, and that suitable boundary treatments can be used to ensure that there are no overlooking or privacy impacts on Ballybrack House.
- 7.3.8. Cork City Council's Planning Officer considered that a more solid boundary wall (rather than a concrete post and palisade fence and hedge planting) was required to the rear of house nos. 1-13 in the interests of the residential amenity of the existing and proposed residents as per Condition no. 32 of the Planning Authority's Notification of the Decision to Grant Permission. I consider this requirement to be reasonable. I note the appellants have requested the provision of a 2 m boundary at this location and that the applicants' agent has confirmed the applicant's willingness to comply with same.
- 7.3.9. In my opinion, the rear boundary treatment which is proposed between house nos. 14-19 and 20-25 in the central area of the site, and which comprises a blockwork wall of 1.8 m, would be appropriate along the southern site boundary. This matter can be addressed by planning condition should the Board decide to grant permission for the proposed development.
- 7.3.10. The appellants also highlight the presence of an outbuilding which straddles the boundary of Ballybrack House and the applicants' landholding. The appellants state that no details have been provided of how this structure will be dealt with. In reviewing the location of this structure (as identified on page 10 of the appeal submission), I note that it is not located within the planning application red line boundary, being located to the east of Ballybrack House and on other lands within the applicants' ownership. As such, this matter is not relevant to the adjudication of this appeal case.

7.4. Impact on Mangala Walk and Ballybrack Woods

- 7.4.1. The appellants submit that the proposed development will have a negative impact on Mangala Walk and Ballybrack Woods on foot of the development density, layout, landscaping proposals and associated traffic. In response to the foregoing, the applicant's agent submits that the proposed development will not impact on the natural habitat and wildlife of the immediately adjoining walkway. It is noted that extensive planted buffer zones are incorporated along the eastern site boundary and that the existing trees and landscaping will be retained and supplemented.
- 7.4.2. The Proposed Site Layout Plan (Drawing No. 359—PP-005 Rev. 2) and the Landscape Masterplan (Drawing No. 20361-2-101) illustrate the proposed development in the context of the adjoining amenity walkway. The existing palisade fence along the eastern site boundary adjacent to the walkway will be maintained, save for the creation of a new pedestrian link into the subject site. The existing planting along this boundary will be infilled and reinforced with native species. The primary area of communal open space is proposed towards the north-eastern corner of the site and extends along the eastern boundary.
- 7.4.3. In my opinion, the proposed landscaping strategy and arrangement of the communal open space will assist in creating a buffer between the proposed development and the amenity walkway, with only house nos. 1-3 being located directly adjacent to the walkway. I consider that the concerns which have been raised by the appellants regarding the impact of the development on the Mangala Walk and Ballybrack Woods are without substance. The proposed development density cannot reasonably be considered excessive, and I note that no traffic impacts will arise to the amenity walkway.
- 7.4.4. I further note that the Environment Department of Cork City Council had no objection to the proposed development (report of 28th September 2021 refers) and considered the landscape Masterplan to be satisfactory in the context of open space provision, boundary treatment and planting, play provision, proposed pedestrian link to the Mangala Greenway and a link to a potential future development south of Ballybrack House. As such, I am satisfied that no negative impacts would arise on the Mangala Walk or Ballybrack Woods on foot of the proposed development.

7.5. Development Description

- 7.5.1. The appellants submit that the planning application documents indicate a proposed bus corridor and footpath within the boundary of Ballybrack House. It is noted that there has been no discussion or agreement with the appellants in relation to this matter, with the access gates and walls to Ballybrack House being listed on the NIAH. It is also submitted that the applicants' future phase 2 development will have significant negative impacts on Ballybrack House and amounts to project splitting.
- 7.5.2. The proposed site plans which accompany the planning application and the applicant's Further Information submission identify an exclusion zone for a future bus corridor and a 2 m footpath extending along the length of the western site boundary at Donnybrook Hill. I note however that this exclusion zone is located entirely within the applicants' landholding as confirmed with reference to the submitted Site Location Map. This zone does not extend into the appellants' site and does not include the appellants' access gates. As such, I am satisfied that there is no substance to this issue. In any event, I would draw the Board's attention to the provisions of Section 34 (13) of the Planning and Development Act, 2000 (as amended) which confirms that a person shall not be entitled solely by reason of a permission under this section to carry out any development.
- 7.5.3. While the applicants have identified the footprint of a future Phase 2 development on their lands to the south and east of Ballybrack House, I note that this development does not form part of the current planning application. Any development on these lands will be subject to a separate planning application and having regard to the scale and nature of the development proposed across both sites, I am satisfied that the issue of projecting splitting does not arise in this instance.

7.6. Overall Standard of Development

- 7.6.1. In my opinion, the proposed development would represent an appropriate infill scheme on a zoned residential site, which is within easy walking distance of local services and facilities in Douglas. The proposed development will provide a reasonable mix of dwellings, including 4 no. units for the benefit of the adjoining Lion House Community Housing Scheme. All units exceed the minimum internal floor area standards specified in national guidelines, with appropriate levels of private amenity space provided. I note that communal open space of c. 15 % is also

provided, which I consider to be acceptable for the number of residential units proposed. The proposed connection to the adjoining amenity walkway will provide a further amenity benefit for the future occupants of the scheme.

7.6.2. Cork City Council's Planning Officer considered that the northern site boundary should not be extensively planted with trees to avoid overshadowing impacts to the adjoining residential units within the Lion House Community housing scheme (condition no. 32 refers). The Environment Department also recommended that planting details, play proposals and hard surface materials should be submitted for the agreement of the Planning Authority. These requirements are reasonable in my opinion and can be addressed by condition should the Board decide to grant planning permission for the proposed development.

7.6.3. I also note that all issues regarding drainage, access and footpath infrastructure, including the required consents from relevant third parties, have been resolved to the satisfaction of the Planning Authority during the application process. Thus, in conclusion, I am satisfied that the proposed development would be in accordance with the proper planning and sustainable development of the area.

7.7. **Appropriate Assessment (AA) Screening**

7.7.1. I have reviewed the AA screening reports of the applicant and the Planning Authority, both of which conclude that an AA of the proposed development is not required. The subject site is not located within or directly adjacent to any European site, and as such, there is no potential for **direct impacts** to occur. The proposed development is not an ex-situ site for Qualifying Interest/Special Conservation Interest (SCI) populations of any European sites.

7.7.2. The closest European site to the appeal site is Cork Harbour SPA (site code: 0040310) which is located approx. 0.7 km to the north-east at its closest point. Great Channel Island SAC (site code: 001058) is located approx. 7 km further to the north-east at its closest point. The qualifying interests and conservation objectives for these sites are set out in appendix 1 of this report.

7.7.3. Having regard to the nature of the proposed development, its location within a built-up area, and the intervening distance between the site and Great Channel Island SAC, I consider that there is no potential for **indirect impacts** to occur to this site.

7.7.4. EPA mapping confirms that the Douglas River is located approx. 40 m to the east of the eastern boundary of the appeal site. This river ultimately discharges into Cork Harbour SPA. In considering the potential for **indirect impacts** to occur to this site, and in applying the source-path-receptor concept, I note that no noise or disturbance impacts, such as disturbance or displacement of species of conservation interest for the site, will arise during the construction phase, given the separation distances arising. During the construction phase, surface water will be retained on site in settlement ponds where it will discharge to ground or to the public sewer following settlement. It is not likely that any contaminated surface water will reach the Douglas River. It is proposed to retain the existing palisade fence, boundary vegetation and treeline along the eastern boundary of the site, and to infill and reinforce this boundary with native species, which will continue to act as a buffer between the site and this watercourse. Once completed, the proposed development will connect to the existing public surface and foul water system. Thus, I consider that the proposed development would not be likely to have a significant indirect effect on this European site. Having regard to the foregoing, the potential for **in-combination impacts** on Cork Harbour SPA can also be excluded. As such, I am satisfied that the requirement for an AA does not arise in this instance.

8.0 Recommendation

8.1. I recommend that planning permission be granted for the proposed development.

9.0 Reasons and Considerations

9.1. Having regard to the location of the site on serviced urban land, the ZO 01 – “Sustainable Residential Neighbourhoods” land use zoning of the site, under which the provision and protection of residential uses and residential amenity is a central objective, and the nature and scale of the proposed development and that of the adjoining residential developments, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>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 submitted on the 14th day of January 2022, 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>
2.	<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 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>
3.	<p>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</p>

	<p>location of each housing unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all 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.</p> <p>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.</p>
4.	<p>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 provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.</p> <p>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 of the area.</p>
5.	<p>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 and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public 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 or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority</p>

	<p>and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
6.	<p>Details of the materials, colours and textures of all the external finishes to the proposed development shall be as submitted with the application, unless otherwise agreed in writing with the Planning Authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
7.	<p>Proposals for an estate/street 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 of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.</p> <p>Reason: In the interest of urban legibility.</p>
8.	<p>The landscaping scheme shown on the Landscape Masterplan (Drawing No. 20361-2-101) as submitted to the Planning Authority on the 5th day of August 2021, 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, the following details shall be submitted to, and agreed in writing with the Planning Authority, prior to the commencement of development:</p> <p>(a) Specific planting details using only indigenous trees and hedging, including details of the planting proposals for the northern buffer, which shall not result in loss of light and overshadowing of adjoining properties.</p> <p>(b) Details of all hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development.</p>

	<p>(c) Details of proposed play equipment.</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.</p> <p>Reason: In the interest of residential and visual amenity.</p>
9.	<p>The rear gardens of house nos. 1 – 13 adjoining the southern site boundary shall be bounded with 1.8 m high concrete block walls, capped and rendered on both sides, to the written satisfaction of the Planning Authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
10.	<p>Public lighting shall be provided in accordance with a scheme, which shall include lighting requirements for regional road R851 and along pedestrian routes through open spaces within the site, details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development. Such lighting shall be provided prior to the making available for occupation of any unit.</p> <p>Reason: In the interests of amenity and public safety.</p>
11.	<p>(a) All road modifications and improvements shall be carried out at the expense of the developer, and shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.</p> <p>(b) The details and extent of all road markings and signage requirements on regional road R851 shall be submitted to, and agreed in writing with, the Planning Authority, prior to the commencement of development. All costs shall be borne by the developer.</p> <p>(c) The proposed vehicular access, the internal road network and footpaths and the pedestrian access serving the proposed development shall comply with the detailed standards of the planning authority for such road works.</p>

	Reason: In the interest of traffic and pedestrian safety.
12.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan and Environmental Management Construction 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, noise and dust management measures, traffic management arrangements/measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety.</p>
13.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
14.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste, shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Thereafter, waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste in the interest of protecting the environment.</p>
15.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health.</p>

16.	<p>Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p>
17.	<p>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.</p> <p>Reason: In the interests of visual and residential amenity.</p>
18.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 0800 to 1600 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Louise Treacy
Senior Planning Inspector
10th March 2023

Appendix 1: Natura 200 Sites Qualifying Interests and Conservation Objectives

Cork Harbour SPA (Site Code: 0040310)	
Qualifying Interests	<p>Little Grebe (<i>Tachybaptus ruficollis</i>) [A004] Great Crested Grebe (<i>Podiceps cristatus</i>) [A005] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Grey Heron (<i>Ardea cinerea</i>) [A028] Shelduck (<i>Tadorna tadorna</i>) [A048] Wigeon (<i>Anas penelope</i>) [A050] Teal (<i>Anas crecca</i>) [A052] Mallard (<i>Anas platyrhynchos</i>) Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056] Red-breasted Merganser (<i>Mergus serrator</i>) [A069] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Lapwing (<i>Vanellus vanellus</i>) [A142] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Greenshank (<i>Tringa nebularia</i>) Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Common Tern (<i>Sterna hirundo</i>) [A193] Wetland and Waterbirds [A999]</p>
Conservation Objectives	<p>(1) To maintain the favourable conservation condition of Little Grebe in Cork Harbour SPA</p> <p>(2) To maintain the favourable conservation condition of Great Crested Grebe in Cork Harbour SPA</p>

	<p>(3) To maintain the favourable conservation condition of Cormorant in Cork Harbour SPA</p> <p>(4) To maintain the favourable conservation condition of Grey Heron in Cork Harbour SPA</p> <p>(5) To maintain the favourable conservation condition of Shelduck in Cork Harbour SPA</p> <p>(6) To maintain the favourable conservation condition of Wigeon in Cork Harbour SPA</p> <p>(7) To maintain the favourable conservation condition of Teal in Cork Harbour SPA</p> <p>(8) To maintain the favourable conservation condition of Mallard in Cork Harbour SPA</p> <p>(9) To maintain the favourable conservation condition of Pintail in Cork Harbour SPA</p> <p>(10) To maintain the favourable conservation condition of Shoveler in Cork Harbour SPA</p> <p>(11) To maintain the favourable conservation condition of Red-breasted Merganser in Cork Harbour SPA</p> <p>(12) To maintain the favourable conservation condition of Oystercatcher in Cork Harbour SPA</p> <p>(13) To maintain the favourable conservation condition of Golden Plover in Cork Harbour SPA</p> <p>(14) To maintain the favourable conservation condition of Grey Plover in Cork Harbour SPA</p> <p>(15) To maintain the favourable conservation condition of Lapwing in Cork Harbour SPA</p> <p>(16) To maintain the favourable conservation condition of Dunlin in Cork Harbour SPA</p> <p>(17) To maintain the favourable conservation condition of Black-tailed Godwit in Cork Harbour SPA</p> <p>(18) To maintain the favourable conservation condition of Bar-tailed Godwit in Cork Harbour SPA</p> <p>(19) To maintain the favourable conservation condition of Curlew in Cork Harbour SPA</p>
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	<p>(20) To maintain the favourable conservation condition of Redshank in Cork Harbour SPA</p> <p>(22) To maintain favourable conservation condition of Greenshank in Cork Harbour SPA</p> <p>(23) To maintain the favourable conservation condition of Black-headed Gull in Cork Harbour SPA</p> <p>(24) To maintain the favourable conservation condition of Common Gull in Cork Harbour SPA</p> <p>(25) To maintain the favourable conservation condition of Lesser Black-backed Gull in Cork Harbour SPA</p> <p>(26) To maintain the favourable conservation condition of Common Tern in Cork Harbour SPA</p> <p>(27) To maintain the favourable conservation condition of the wetland habitat in Cork Harbour SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.</p>
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Great Channel Island SAC (Site Code: 001058)	
Qualifying Interests	<p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]</p>
Conservation Objectives	<p>(1) To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide in Great Island Channel SAC</p> <p>(2) To restore the favourable conservation condition of Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) in Great Island Channel SAC</p>