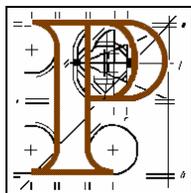


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

**Cobh Town**

**Planning Register Reference Number: 12/52016**

An Bord Pleanála Reference Number: PL 53.241620

**APPEAL** by James and Aileen Walsh care of Barrie Hastings of 'Barav', 9 Ashdale, Cluain Ard, Cobh, County Cork against the decision made on the 24<sup>th</sup> day of January, 2013 by Cobh Town Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolition of existing derelict structure and construction of a dwellinghouse and all associated site works at Bellvue, Kilgarvan, Cobh, County Cork.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. Having regard to the limited area of the site, the design, scale and layout of the development proposed, its proximity to and inadequate separation distances from boundaries to adjacent residential properties, and the layout and extent of the proposed private amenity open space, it is considered that the proposed development would constitute overdevelopment of this restricted site, would result in a substandard residential environment for future residents, would be out of character with the surrounding pattern of development and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, constitute overdevelopment of the site and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be located on a minor road which is seriously substandard in terms of width and alignment. Furthermore, the sightlines available from the site entrance onto the roadway in close proximity to a bend are considered to be seriously deficient. It is, therefore, considered that the proposed development would endanger public safety by reason of traffic hazard through the generation of additional traffic turning movements and the obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2013.**