



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/00208

APPEAL by Pike Construction Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 14th day of March, 2020 by Cork County Council to refuse permission to Pike Construction Limited.

Proposed Development The development of 60 number dwelling units. The proposed development includes the construction of 20 number terraced dwellings, 24 number semi-detached dwellings and 16 number detached dwellings. The proposed development includes provision for vehicular and pedestrian access, internal roads/footpaths, 126 number car parking spaces, public lighting, landscaping, open space areas, home zone areas and all associated site development and infrastructure works, all at Templebryan, Clonakilty, County Cork, as revised by the further public notice received by the planning authority on the 17th day of February, 2020.

Decision

REFUSE permission for the above proposed development in accordance with 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

The proposed development would be premature pending the provision of pedestrian connectivity connecting the site to the town. It is considered that the proposed development would, therefore, endanger public safety by reason of traffic hazard, particularly in relation to vulnerable road users, and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.