



The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th December 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Notwithstanding the zoning objective afforded to the subject site in the current Cork City Development Plan 2015 – 2021, and having regard to the submissions made in connection with the planning application and the appeal, it is considered that the density and layout of the proposed development would not comply with the requirements of the Design Manual for Urban Roads and Streets (DMURS) issued in March 2013 as it relates to the development of active streets, pedestrian permeability and the priority of road users. The Board is not satisfied that the development as proposed would not result in a significant traffic hazard. It is considered, therefore, that the proposed development would, therefore, endanger public safety by reason of traffic hazard.
2. It is considered that the proposed development would represent an overdevelopment of the site and would not comply with the minimum requirements of the planning authority, as set out in the Cork City Development Plan, in terms of the provision of public open space, private open space or car parking. If permitted, the development would not provide for an adequate level of residential amenity for the future residents. The

proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15th December 2017

Eugene Nixon