



An
Bord
Pleanála

Board Direction
PL88.249287

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th February 2018.

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

Reasons and Considerations

1. The site is within an area zoned BT-R04 within the town of Bantry in the current West Municipal Local Area Plan 2017, the objective for which is medium B density residential development with provision for a neighbourhood centre and community facilities, including a 16 classroom primary school. Having regard to the proposed density of the development at 3.57 units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Bantry and would be contrary to the Cork County development plan provisions for such Medium Density B zones which stipulates a density of between 12 and 25 units per hectare. The proposed developed is therefore not in accordance with the proper planning and sustainable development of the area.

2. Having regard to the location and configuration of the site, its relationship to other BT – R04 zoned lands in the immediate vicinity and its poor connectivity to the town of Bantry and surrounds, it is considered that the proposed development, by reason of its density, layout and design would constitute haphazard, piecemeal development, would prejudice the orderly development of adjoining zoned lands in the vicinity and would provide a substandard residential amenity for future occupants. The proposed development would, therefore, be contrary to the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government 2009) and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15th February 2018

Maria FitzGerald