



An  
Bord  
Pleanála

**Board Direction**  
**BD-001255-18**  
**ABP-301006-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

**Amend condition number 2 as follows:**

Permission is granted for 30 houses only in total. Before any development commences, the layout submitted on 22<sup>nd</sup> December, 2017 shall be revised as follows:

- (1) The pair of semi-detached houses Nos. 21 and 22 shall be substituted by one no. 2-bed detached bungalow/house Type E.

**Reason:** In the interest of an overall sustainable layout, density and housing mix.

**Reasons and Considerations**

Having regard to the specific development objective, BD-R-03 'Medium B' residential development, that applies to the site, and as provided for in the Bandon – Kinsale Municipal District Local Area Plan 2017, and the related policies and objectives in relation to housing density and mix contained in the Cork County Development Plan 2014, (Objectives HOU 4-1 and HOU 3-3 in particular), and which align with national policy to generally achieve higher densities and a more efficient use of serviced land,

it is considered that the amended Condition 2 would be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 03/10/2018

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Terry Ó Niadh