



An  
Bord  
Pleanála

**Board Direction**  
**BD-002729-19**  
**ABP-303037-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/04/2019.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to:

- the policy objectives of the National Planning Framework,
- Objectives HOU 3-1, HOU 3-2 and HOU 3-3 of the Cork County Development Plan 2014 -2022,
- the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual,
- the location of the site within an existing built up area in Shanbally, its proximity to the N-28 and its location within a Strategic Employment Area, and
- the layout and design of the proposed development

the Board considered that, notwithstanding the location of the site on serviceable land within the development boundary of Shanbally, the pedestrian connectivity to the village centre would be contrary to proper planning and sustainable development, and furthermore that that the mix of dwelling types proposed, being predominantly semi-detached and detached housing would be contrary to the

aforementioned national and local planning policies and objectives. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25/04/2019

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Michelle Fagan