



An
Bord
Pleanála

Board Direction
BD-003040-19
ABP-303384-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2019.

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

Reasons and Considerations

1. It is considered that the proposed development, by reason of its design and layout and would be out of character with the village of Riverstick and the surrounding area a. In this regard it would be contrary to Objective HOU 3-2 of the Cork County Development Plan and the provisions of the Bandon Kinsale Municipal District Local Area Plan, 2017. Furthermore the Board had concerns regarding the preponderance of 3 and 4 bed houses and the resultant lack of an appropriate housing mix. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be premature pending the provision of a public footpath connecting the site to the village of Riverstick. 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.

Board Member

Date: 15/05/2019

Paul Hyde