



An
Bord
Pleanála

Board Direction
BD-003477-19
ABP-303990-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5/7/2019.

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

Reasons and Considerations

In coming to its decision the Board had regard to the following:

- SPPR 4 of the Urban and Building Heights Guidelines,
- Sections 5.0 & 5.11 of the Sustainable Residential Development in Urban Areas,
- Objective CS 4-2(b) of the Cork County Development Plan 2014 – 2020, and
- The residential zoning of the site in the Bandon Kinsale Municipal District Local Area Plan 2017,

The Board considered that the proposal would fail to achieve a satisfactory density of residential development in accordance with the Ministerial Guidelines cite above and therefore it would represent an inefficient use of a zoned urban site. Furthermore, the poor housing mix proposed would not be in accordance with the objective to both limit the incidence of suburban commuter orientated development in Bandon and to provide a wider range of accommodation in this designated Ring Town, where greater self-sufficiency is being sought. The proposal would therefore contravene the above cited advice and the requirements set out in the Ministerial Guidelines and it would contravene Objective CS 4-2(b) of the County Development Plan. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/07/2019

Paul Hyde