



An
Bord
Pleanála

Board Direction
BD-003331-19
ABP-304013-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/18/2019.

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

Reasons and Considerations

1. Having regard to the location of the site, which is shown in the Ballingcollig Carrigaline Municipal District Local Area Plan 2017 as being within an existing built up area, and having regard to Objective ZU 3-1 of the Cork County Development Plan 2014 – 2020 with respect to such areas, the proposed change of use of an office building to a school within an area of primarily industrial, commercial, and retail uses would fail to support these uses insofar as it would introduce new and different patterns of traffic movements that would have an adverse impact upon the operating efficiency and safety of Forge Hill, the public road which serves this area, particularly during the morning peak. The proposal would therefore contravene Objective ZU 3-1 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. The proposed school would not be capable of being accessed safely from its intended catchment area either by means of walking or cycling. Likewise, no convenient bus service would be available. Consequently, the proposal would be reliant upon private vehicular transportation rather than sustainable modes of transportation, with adverse implications for the environment and public health. The proposal would thus be contrary to the proper planning and sustainable development of the area.

3. Having regard to the horizontal and vertical alignment of Forge Hill, the proposal's dependency upon private vehicular transportation, the absence of off-site pull-in spaces that are convenient and safe, and the dual use of the forecourt by the existing childcare facility and the proposed school, the applicant has failed to demonstrate that the existing site entrance from Forge Hill would be capable of operating satisfactorily, especially during the morning peak, and it has failed to demonstrate that the forecourt could be laid out satisfactorily to accommodate the dropping off and collection of children and pupils, again, especially during the morning peak. The Board considered that the proposed development would, therefore, endanger public safety by reason of a serious traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/06/2019

Paul Hyde