



An
Bord
Pleanála

Board Direction
BD-004238-19
ABP-304733-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2019.

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

Reasons and Considerations

1. Having regard to the location of this site adjoining the Carrigaline Road / the R855 and adjoining a draft Bus Connects corridor and to the reliance of the application documents on future infrastructure provision, including pedestrian, cycle and road links beyond the scope of the application and beyond the capability of the applicant to deliver, and to the lack of certainty regarding the delivery of future infrastructure appropriate consents etc, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard as the site is located adjoining a heavily trafficked road where the cross-traffic movements likely to be generated by the proposed development would interfere with the safety and free flow of traffic on the road. Furthermore the Board considered that the road network in the area, including within Maryborough Woods is inadequate to cater satisfactorily for the extra traffic movements likely to be generated by the proposed development and considered that the proposed development would endanger pedestrians and cyclists, would give rise to on road parking and that the queuing and traffic movements likely to be generated would interfere with the free flow of traffic,

would exacerbate traffic congestion and obstruct road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the internal road layout of the proposed development, the Board considered that it would give rise to serious pedestrian and vehicular conflict. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of this site within a larger area of land to which the specific zoning objective SE-O-15 applies, as designated in the Ballincollig Carrigaline District Local Area Plan 2017, within an area of land designated as active open space for informal public recreation to be landscaped and planted, the Board is not satisfied on the basis of the information submitted that the development of a school can be accommodated, as there is a lack of clarity regarding the access to delivery of and future maintenance and responsibility for the active amenity space to the east of the school site, on land within the ownership of the applicant. Furthermore, the Board is not satisfied with entrance arrangements and traffic management issues to serve the school and accordingly, the proposed development would contravene the Objective SE-O-15 of the Local Area Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the proposed development would give rise to traffic hazard, would lead to obstruction of road users, would endanger the safety of pedestrians and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11/10/2019

Michelle Fagan