



An  
Bord  
Pleanála

**Board Direction**  
**BD-004638-19**  
**ABP-305243-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2019.

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

### **Reasons and Considerations**

Having regard to the specific zoning objective of the site BT-R-05 to provide pedestrian and cycle linkages to adjoining sites it is considered that the site layout, which lacks any connectivity and permeability with adjoining sites would contravene materially objective BT-R-05 of the West Cork Municipal District Local Area Plan, 2017 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, it is considered that the proposed development is overly dominated by roads and fails to conform with the design principles set out in the "Design Manual for Roads and Streets", issued by the Department of the Environment, Heritage and Local Government in 2013, and that the site layout and design which lacks frontage onto the public road (L-4711) and natural surveillance / passive supervision, would constitute an inappropriate housing scheme which would be contrary to the "Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area. However,

given that these are new issues, and the substantive reason for refusal above, the Board has not included them in the reasons for refusal.

**Board Member**

**Date:** 02/12/2019

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Michelle Fagan