



An
Bord
Pleanála

Board Direction
BD-005267-20
ABP-305398-19

The submissions on this file, including the responses to the Board's section 137 notice to the parties, and the Inspector's report were considered at a further Board meeting held on 28/02/2020.

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

Reasons and Considerations

1. Having regard to the infrastructural improvements required to provide safe connectivity for pedestrians, cyclists and motorists, to the village centre and to the railway station, it is considered that the proposed development would be premature pending the determination by the planning authority of a road improvement works scheme for the area.
2. Having regard to density, it is considered that the proposed development would be contrary to the provisions of the Guidelines for Planning Authorities on *Sustainable Residential Development in Urban Areas* (2009), issued to planning authorities under Section 28 of the Planning and Development Act, and to the provisions of the National Planning Framework (2018). The site of the proposed development is on serviceable lands, within the development boundary of Glounthaune, which is designated as a Key Village within the Metropolitan Cork area, where the objective of the Cobh Municipal District Local Area Plan 2017-2023 is to secure a significant increase in the

population of the settlement. It is considered that the proposed development would not be of a sufficiently high density to provide for an acceptable efficiency in serviceable land usage, and that the low density proposed would be contrary to the Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency. Furthermore, it is considered that the proposed development would be contrary to the National Planning Framework which aims to achieve compact growth through effective density and consolidation rather than more sprawl of urban development. The proposed development 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 considered that the additional traffic associated with the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. Furthermore, it is considered that the proposed development would be contrary to the national planning policy which aims to achieve compact growth through effective density and consolidation rather than more sprawl of urban development.

Board Member

Date: 28/02/2020

John Connolly