

An
Bord
Pleanála

Board Direction
BD-011845-23
ABP-312414-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/03/2023.

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

Reasons and Considerations

Notwithstanding the proposals to alter the existing entrance serving the house on this site, it is considered that the layout remains substandard in terms of sight visibility and gradient for vehicles exiting the property. Additional turning movements and intensification of use generated by the proposed development would endanger public safety by reason of traffic hazard and would be contrary to Policy Objective TM3-3 of the County Development Plan which seeks to ensure all new vehicular accesses are designed to appropriate standards of visibility to ensure safety of other road users and would therefore, by itself and by precedent, endanger public safety by reason of traffic hazard.

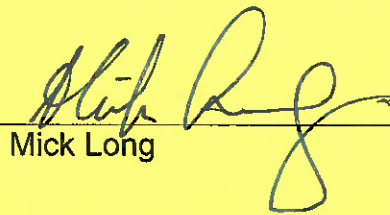
Note:

Notwithstanding the concerns raised it may yet be possible to develop the site further. It should be noted that the new Cork County Development Plan (CDP), which came into effect on the 6th of June 2022, identifies the former 'green fingers' as 'green infrastructure'. The principal for the protection of these areas is carried through to the new CDP. The proposed development affects a significant area of the site which is identified as a 'green finger' in the Bandon Kinsale Municipal District

Local Area Plan 2017. It is the stated objective of the LAP, KS-GO-02 refers, to 'retain the 'green fingers' of land separating the villages of Scilly and Summercove free from development as these are integral to the landscape setting of the town'.

There are additional concerns raised with regard to the potential impact of the development on bats and woodland management. There are issues with regard to lack of survey information and the potential for light spill on the habitat which would create a barrier for bats, potentially causing disturbance if not abandonment of foraging and commuting bat habitat, particularly within the Green Finger area of the site. In addition, a woodland management plan would consider the wider ecological significance of the habitat.

Board Member


Mick Long

Date: 06/03/2023