

**An
Bord
Pleanála**

**Board Direction
BD-010833-22
ABP-312651-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2022.

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

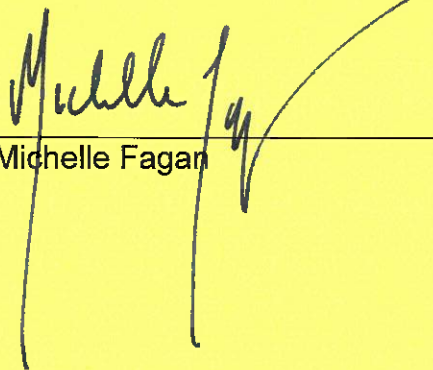
Reasons and Considerations

Having regard to the absence of information or certainty regarding the timing and delivery of the local access road which is the subject of objective PW-U-01 of the Ballincollig – Carrigaline Municipal District Local Area Plan 2017, and the location of the site in an area where the existing access roads are substandard in capacity, width and alignment and are without public footpaths, and notwithstanding the proposed improvements along Carrigmahon Hill, it is considered that the proposed development would endanger public safety by reason of traffic hazard, and would be contrary to the proper planning and sustainable development of the area.

Furthermore, the proposed development would not be provided with an appropriate means of access and connectivity, as the bollard-controlled pedestrian and cycle access on the northern boundary of the site would be onto Laurel Hill, a local road (L2481) of substandard condition to safely facilitate pedestrians and cyclist movements arising from the northern areas of the proposed development. This lack of appropriate connectivity would be contrary to the principles advocated in the Design Manual for Road and Streets (2019) and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, including the associated Urban Design Manual (2009), which includes 'Connections' as one of the

12 criteria for the design of residential development. The proposed development would fail to comprehensively provide appropriate means of access as required under specific objective PW-R-06 of the Ballincollig – Carrigaline Municipal District Local Area Plan 2017. Accordingly, the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 03/06/2022