



An
Bord
Pleanála

Board Direction
BD-010878-22
ABP-312689-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2022.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Attach condition number 2

2. Before development commences on site, detailed revised drawings shall be submitted for written agreement of the Planning Authority incorporating the following amendments:

- Omission of units 12, 12A, 14 and 15 and associated car parking spaces in the north eastern portion of the site and revised proposal submitted indicating that this area should be laid out as additional public open space with the provision of additional tree planting on the northern portion of the site;
- Omission of units 28 and 49 and associated car parking spaces on the southern portion of the site and revised proposals indicating that this area should be laid out as additional public open space with additional tree planting.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the specific provisions of the Bandon Kinsale Municipal District LAP 2017 as it relates to Bandon, and in particular, the zoning objective BD-R-06 afforded to the subject site, the layout and design of the proposed development, planning history of the site and the topography of the site, it is considered that the inclusion of condition number 2, as set out in the planning authority's decision to grant planning permission for the residential development, is both reasonable and necessary to ensure the protection of the visual amenity of the wider area and the implementation of the zoning objective in terms of ensuring the assimilation of the scheme into the hillside.

In addition, it is considered that the inclusion of condition 2 will ensure appropriate levels of useable public amenity space in the southern area of the development, and to the south of the link road, in the interest of visual amenity and the proper planning and sustainable development of the area.

Board Member: Maria FitzGerald
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Date: 14/06/2022