



An
Bord
Pleanála

Board Direction
BD-013144-23
ABP-313471-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2023.

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

Reasons and Considerations

Having considered the information provided, the Board considered the arrangement proposed facilitating vehicle access within the red line boundary to the residential dwelling adjacent to the site. The Board is not satisfied that such a vehicle access arrangement through a shared surface could be sufficiently managed in line with the principles of the Design Manual for Urban Roads and Streets and would therefore endanger public safety by reason of traffic hazard. 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 noted this was not a car-free proposal and was not satisfied that predicted low traffic volumes across the shared surface to facilitate the adjoining dwelling would not, over time, see significant traffic volume increases within the site.

Note: The Board noted that the proposed development does not comply with the specified dwelling mix set out in the Cork City Development Plan 2022-2028. However, given the substantive reason for refusal, the Board decided not to treat the matter as a new issue and seek further information.

Board Member

Eamonn James Kelly
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Date: 02/08/2023