

An
Bord
Pleanála

Board Direction
BD-013463-23
ABP-313670-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2023.

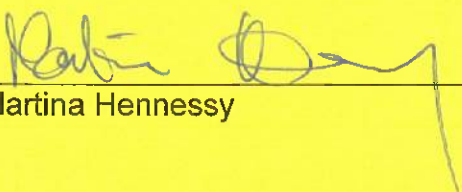
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, in a 2:1 split decision, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach Condition Number 2 and Condition Number 3.

Reasons and Considerations

Having regard to the location of the site on zoned, serviced land in Bandon town, the design and layout of the proposed housing scheme and the presence of mature trees along the western boundary of the appeal site, and overall compliance with Objective BE-15-6 in the Cork County Development Plan 2022-2028, the Board considered that the development, with Conditions 2 and 3 attached, would accord with the proper planning and sustainable development of the area. The Board considered the development would otherwise have a significant negative impact on the residential amenity of the area and on the setting / curtilage of the protected structure to the southwest of the appeal site and therefore, that the attachment of the planning authority's conditions numbers 2 and 3 are warranted.

Board Member:


Martina Hennessy

Date: 29/08/2023