

An
Bord
Pleanála

Board Direction
BD-013529-23
ABP-313824-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2023.

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

Reasons and Considerations

1. Having regard to policy 'Objective ZU 18-12: Residential Reserve' under the Cork County Development Plan 2022-2028 where it is policy to provide a land reserve for the long-term orderly development of the designated Metropolitan towns, the Key Towns and some County Towns, including Bantry Town, and that such lands will not generally be required for development over the period of the Plan, and in the absence of any immediate identifiable need for residential development on these lands in Bantry Town, it is considered that the proposed development would directly conflict with this objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would be premature given the deficiencies in the road network serving the area of the proposed development, which has poor vertical and horizontal alignment and intermittent footpaths. The proposed development, would therefore be contrary to the optimum management of traffic, pedestrian and cycling movements integrating the area with the town of Bantry and would be contrary to the proper planning and sustainable development of the area.

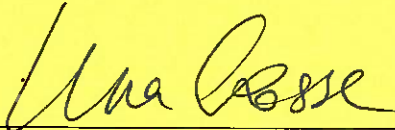
Note (1)

The Board noted that the Cork County Development Plan 2022-2028 came into effect on 6th June 2022. The appeal was lodged on 16th June 2022 and therefore was made following the coming into effect of the Plan.

Note (2)

The Board shared the concerns of the Inspector in respect of the unsatisfactory design and layout of the proposed development and agreed that given the substantive reasons for refusal above it was decided not to pursue this matter under the current appeal.

Board Member



Una Crosse

Date: 04/09/2023