

An  
Bord  
Pleanála

**Board Direction**  
**BD-013934-23**  
**ABP-314154-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2023.


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 the location of the site and to the proposed means of access from the L-9800 and a narrow laneway, the entrance to which immediately adjoins the entrance to a primary school, to the current traffic and parking congestion on the local road generated by the school and a number of community and educational uses, to the high pedestrian movement in the vicinity of the entrance and to the substandard nature of this cul de sac road in terms of its layout, alignment and lack of pedestrian facilities, it is considered that the proposed development would generate additional traffic volumes on this road which would endanger public safety by reason of traffic hazard due to the serious conflict that would arise between vehicular traffic and pedestrians and cyclists, notwithstanding the proposed improvements to the public road. The proposed development would therefore be contrary to Cork County Development Plan 2022-2028 Objective TM 12-2-1 to promote active travel and the commitment in the Plan to provide for Safe Routes to Schools, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the zoning objective SK R-01 in the current Cork County Development Plan 2022-2028, which states that the overall approach to the

development of this site (including road access proposals, pedestrian and cycleway links) should be co-ordinated to ensure that appropriate provision is made for access to the Gortnaclohy Relief Road (SK U-02), to the location of the site of the proposed development immediately adjacent to a route option corridor which is currently under consideration as part of the Gortnaclohy Relief Road project, which aims to improve access to these residentially zoned lands, and to the safety and capacity issues associated with the alternative access to the site via the local road to the west as proposed, it is considered that the proposed development would be premature development pending the determination of the preferred alignment of this road project and the delivery of appropriate access to these lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 28/09/2023