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Bord  
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**Board Direction**  
**BD-014727-23**  
**ABP-314349-22**

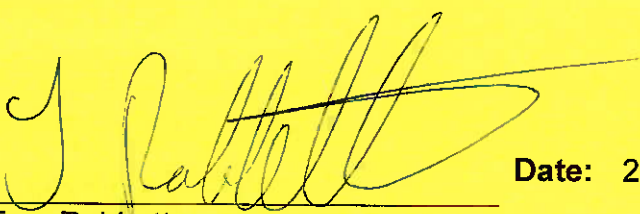
The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2023.

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

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development located on Bothar na Sop, a local road which links to the N71 on both the approach to Innishannon village and at its N71/Main Street junction, the proposed development would, by reason of limited footpath and roadway width along the southwestern end of the site near the pedestrian entrance to Roselawn estate, and in the context of the abrupt transition from a narrow road to a proposed 5.5m wide roadway along the roadside frontage of the site, endanger public safety by reason of traffic hazard, and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. In addition, having regard to the information lodged with the application and appeal, and submissions received, it has not been adequately demonstrated that a footpath of adequate width can be provided on lands at/along Roselawn estate, to link the main residential area of the site to the southwestern site boundary as part of the proposed development. The proposed development would not be in accordance with Objectives TM12-2-1 and TM12-2-2 of the Cork County Development Plan 2022-2028, Design Manual for Urban Roads and Streets, and Sustainable Residential Development in Urban Areas (Cities, Town and Villages) Guidelines (2009). The proposed development, would therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Tom Rabbette

**Date:** 29/11/2023