

An  
Bord  
Pleanála

**Board Direction**  
**BD-014989-24**  
**ABP-314742-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2024.

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

### **Reasons and Considerations**

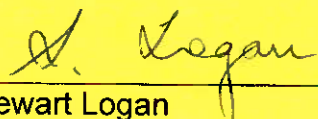
1. Having regard to existing vehicular and pedestrian entrances to schools and to the primary care centre which converge at the proposed site access, and also to the deficiencies with respect to the proposed detailed design of same, it is considered that the proposed development would endanger public safety by reason of traffic hazard, in particular pedestrians, cyclists and vulnerable road users. Furthermore, no Traffic Impact Assessment nor Road Safety Audit was submitted with the proposal in accordance with Specific Development Objective BT R-05 of Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the provisions of the current County Development Plan and to the proper planning and sustainable development of the area.
  
2. Having regard to:
  - The poor overall site layout that would result in substandard quantum and quality of public open space provision that would be contrary to Objective GI 14-6 of the Cork County Development Plan 2022-2028. In particular, the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities'

(2009) issued under section 28 of the Planning and Development Act 2000, as amended, require a design approach to public areas such as open spaces to be guided by the best principles of passive surveillance to encourage a safe sense of place and discourage anti-social behaviour. The proposed disposition of proposed housing with respect to the overlooking of public open space areas and the proposal to create a restricted access, linear buffer zone along a stream to the rear of proposed dwelling houses, fails to provide high quality usable open spaces and fails to facilitate adequate and appropriate natural surveillance of green spaces.

- the proposed layout and design of internal roads and paths, poor internal and external connectivity that would not give priority to the needs of pedestrians and other vulnerable road users, over that of vehicular traffic within the scheme which is dominated by roads, contrary to the provisions of the Design Manual for Urban Roads and Streets (2013), issued by the Department of the Environment, Community and Local Government and Objective TM12-2-1 of the Cork County Development Plan 2022-2028.

the Board considered that the development as proposed would conflict with the objectives of the Development Plan and the provisions of the said guidelines, would seriously injure the residential amenities of future residents of the development, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stewart Logan

**Date:** 10/01/2024