

An  
Bord  
Pleanála

**Board Direction**

**BD-017931-24**

**ABP-319529-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed to

**AMEND condition number 3** so that it shall be as follows:

3. One vehicular entrance, one pedestrian entrance and four car parking spaces for the development shall be provided in accordance with a detailed revised layout which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The consolidation of the entrances into one number pedestrian entrance and one vehicular entrance will require a reconfiguration of the external area to the front of the scheme and should allow for the provision of a footpath along the length of the subject site.

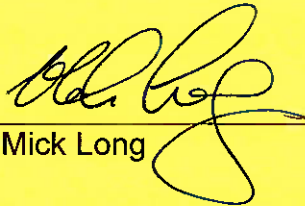
**Reason:** In the interest of proper planning and sustainable development and to ensure traffic and pedestrian safety.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the pattern of development in the area, it is considered that the imposition of condition number 3, as amended, is in keeping with the key objectives of the Cork City Development Plan 2022-2028 with regard to Active Travel and the Cork Metropolitan Area Transport

Strategy, would not contravene any provisions of the development plan, would not set an undesirable precedent and is in keeping with the proper planning and sustainable development of the area.

**Board Member:**



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Mick Long

**Date:** 22/10/2024