

An
Bord
Pleanála

Board Direction
BD-018793-25
ABP-319926-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2025.

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 nature and scale of the proposed development, which includes the provision of an internal access route within the site, and the absence of detailed, annotated drawings demonstrating an adequate route width in the context of the proposed boundary treatment, it is considered that, on the basis of the information on file, the proposed development would not comply with Objective TM 12-1: Integration of Land Use and Transport (i) of the Cork County Development Plan 2022-2028, which states *inter alia* that DMURS will be implemented through the development management process. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of the proposed development, which includes the provision of a retaining wall incorporating weep holes facing onto the adjoining, separate school grounds to the north, it is considered, on the basis of the information on file, that potential surface water discharge from the proposed development to the adjoining lands has not been adequately addressed and it has not been adequately demonstrated that the proposed development complies with Objective WM11-10: Surface Water, SuDS and Water Sensitive Urban (a) of the Cork County Development Plan 2022-2028.

The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board also considered that the information provided with the application had not satisfactorily addressed the boundary treatment with the adjoining residential properties given the proposed height of the boundary wall and the separation distances to the dwellings. The applicant also has not demonstrated to the satisfaction of the Board how the existing hedgerow which forms the boundary with the school to the north would be maintained given the construction of the retaining wall. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member



Mary Gurrie

Date: 06/02/2025