



An  
Bord  
Pleanála

**Board Order**  
**PL 04.248279**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 16/06484**

**Appeal** by Radharc an Bhaile residents care of Dale McVay of 65 Radharc an Bhaile, Knockbrogan Hill, Bandon, County Cork against the decision made on the 6<sup>th</sup> day of March, 2017 by Cork County Council to grant subject to conditions a permission to Ruairi Loughlin McCann care of Murphy McCarthy Consulting Engineers Limited of Eastpark House, Marina Commercial Park, Centre Park Road, Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a new vehicle entrance onto Radharc Na Bhaile and close up the existing vehicle entrance onto Cork Road, all at Janemount, Knockbrogan Townland, Cork Road, Bandon, County Cork.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the provisions of the Cork County Development Plan, 2014, the location of the site within the urban area of the town of Bandon and the Radharc Na Bhaile residential estate, and the pattern of existing and permitted development in the vicinity, together with the information submitted as part of the planning application and the appeal, the Board is satisfied that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design and scale and would not seriously injure the residential amenities of existing adjacent properties or the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 8<sup>th</sup> day of February, 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. No surface water shall be permitted to flow onto the public footpath or public road from the site.

**Reason:** In the interest of pedestrian safety and to prevent flooding of the estate road.

3. The footpath shall be dished at the road junction in accordance with the requirements of the planning authority. Details of the location and materials to be used in such dishing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of pedestrian safety.

