

Board Order PL 28.248734

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: T.P.16/37184

Appeal by Mayfield East Community Association care of Eddie Carey of Kerrigan Tyrell Community Centre, Tinkers Cross, Mayfield, Cork and by Tom and Marian Considine of Beechdale, Boherboy Road, Lotabeg, Cork against the decision made on the 24th day of May, 2017 by Cork County Council to grant subject to conditions a permission to Javcon Limited care of Magee Creedon Architects of 11 North Abbey Street, North Gate Bridge, Cork.

Proposed Development: Construction of nine number dwellinghouses and all associated site works, all at Boherboy Road, Mayfield, Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

- Notwithstanding the zoning objective afforded to the subject site in the current Cork City Development Plan 2015 2021, and having regard to the submissions made in connection with the planning application and the appeal, it is considered that the density and layout of the proposed development would not comply with the requirements of the Design Manual for Urban Roads and Streets (DMURS) issued in March 2013 as it relates to the development of active streets, pedestrian permeability and the priority of road users. The Board is not satisfied that the development as proposed would not result in a significant traffic hazard. It is considered, therefore, that the proposed development would, therefore, endanger public safety by reason of traffic hazard.
- 2. It is considered that the proposed development would represents an overdevelopment of the site and would not comply with the minimum requirements of the planning authority, as set out in the Cork City Development Plan, in terms of the provision of public open space, private open space or car parking. If permitted, the development would not provide for an adequate level of residential amenity for the future residents. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of

2017

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