



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/00672

APPEAL by Mary Lynch and William Lynch of Reenadisert, Ballylickey, Bantry, County Cork against the decision made on the 13th day of July, 2018 by Cork County Council to grant subject to conditions a permission to Keith Cronin care of John J. O'Sullivan and Associates of "Lindhu", Reenmeen East, Glengarriff, Beara, County Cork.

Proposed Development: Retention of extension to customer car park including demolition of wall/entrances and relocation of same, and retention of installation of external self-service launderette. Planning Permission is also sought for the installation of two fuel dispensers including pay kiosk, associated pipework, services, site works and four overground fuel tanks and for the expansion/reconfiguration of the car park to include the installation of valeting/car wash bays, all at Reenadisert, Ballylickey, Bantry, County 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

1. Having regard to the nature and scale of the existing development and the development proposed to be retained, on this peripheral site at the edge of Ballylicky village, which includes a petrol station, a supermarket, a hardware store and an access route through the site to a quarry at the rear, the planning status of which is uncertain, and to the nature of the proposed development and the development for which retention is sought, which would introduce additional diesel storage and dispensing facilities, a laundrette and an expanded customer car park and car valet area, each of which would generate additional traffic movements and emissions, it is considered that the proposed development and the development proposed to be retained would constitute overdevelopment of the site and would seriously injure the residential amenities of the area and of property in the vicinity, notwithstanding the proposed mitigation measures. 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 existing development and the development proposed to be retained on the site, which generates a significant volume of traffic, including a high number of heavy goods vehicles, it is considered that the proposed development and the development proposed to be retained would result in the intensification of use of an access onto the N71, which is a National Secondary Road, at a point where a speed limit of 60km/h applies, and would introduce an

additional diesel dispensing forecourt near the entrance to the mixed use commercial/retail development, which would result in a multitude of potentially conflicting traffic flows that would endanger pedestrians and give rise to a traffic hazard, and that the additional traffic movements generated by the proposed development and the development for which retention is sought would interfere with the safety and free flow of traffic on the public road. The proposed development and the development proposed to be retained would, therefore, contravene government policy on National Roads to preserve the level of service and carrying capacity of the National Secondary road and to protect the public investment in the road, and would endanger public safety by reason of traffic hazard. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.