



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/07397

APPEAL by The Minister for Education and Skills care of Healy Partners Architects of The Mill, Glentworth Street, Limerick against the decision made on the 22nd day of February, 2019 by Cork County Council to refuse permission.

Proposed Development: This is a new primary school opening in September 2019 and this start-up accommodation is required to enable the school to commence operation. The temporary change of use of existing office building to a temporary, two-storey primary school (circa 416.8 square metres). The development will involve minor revisions to property boundary to rear and side of building to include the erection of two metres high welded mesh fencing and required access gates. Temporary permission for a period no longer than five years is being sought. All at Forge House, Forge Hill, Ballycurreen, 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 location of the site, which is shown in the Ballingcollig Carrigaline Municipal District Local Area Plan, 2017 as being within an existing built up area, and having regard to Objective ZU 3-1 of the Cork County Development Plan 2014 – 2020 with respect to such areas, the proposed change of use of an office building to a school within an area of primarily industrial, commercial, and retail uses would fail to support these uses insofar as it would introduce new and different patterns of traffic movements that would have an adverse impact upon the operating efficiency and safety of Forge Hill, the public road which serves this area, particularly during the morning peak. The proposed development would, therefore, contravene Objective ZU 3-1 of the Cork County Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. The proposed school would not be capable of being accessed safely from its intended catchment area either by means of walking or cycling. Likewise, no convenient bus service would be available. The proposed development would, therefore, be reliant upon private vehicular transportation rather than sustainable modes of transportation, with adverse implications for the environment and public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the horizontal and vertical alignment of Forge Hill, the proposal's dependency upon private vehicular transportation, the absence of off-site pull-in spaces that are convenient and safe, and the dual use of the forecourt by the existing childcare facility and the proposed school, the developer has failed to demonstrate that the existing site entrance from Forge Hill would be capable of operating satisfactorily, especially during the morning peak, and the developer has failed to demonstrate that the forecourt could be laid out satisfactorily to accommodate the dropping off and collection of children and pupils, again, especially during the morning peak. The Board considered that the proposed development would, therefore, endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.