



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/06246

APPEAL by the Minister for Education and Skills care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 29th day of May, 2019 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Construction of a new school building comprising one number three storey, 600 pupil, Post Primary school building (Roll Number: 68263P) with physical education hall, support teaching spaces and ancillary accommodation, with a total floor area of 9,050 square metres. The site works to the school grounds will consist of the provision of 150 number cycle storage spaces, bin store/external store, ball courts, secure special play area, one number 50 square metres external material storage building for wood and metal work studies with associated covered work area, landscaping and new entrance gates, boundary treatment and all other associated site development works. The works to the remainder of the site consist of the provision of 67 number car parking spaces, four number disabled access car parking spaces, drop-off and pick-up facilities, pedestrian/bicycle links to the Ballybrack cycleway and Carrigaline Road, all on a site of circa 3.9 hectares at Carrigaline Road, Ardarrig, Douglas, 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 this site adjoining the Carrigaline Road /the R855 and adjoining a draft Bus Connects corridor and to the reliance of the application documents on future infrastructure provision, including pedestrian, cycle and road links beyond the scope of the application and beyond the capability of the applicant to deliver, and to the lack of certainty regarding the delivery of future infrastructure appropriate consents, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard as the site is located adjoining a heavily trafficked road where the cross-traffic movements likely to be generated by the proposed development would interfere with the safety and free flow of traffic on the road. Furthermore, the Board considered that the road network in the area, including within Maryborough Woods is inadequate to cater satisfactorily for the extra traffic movements likely to be generated by the proposed development and considered that the proposed development would endanger pedestrians and cyclists, would give rise to on road parking and that the queuing and traffic movements likely to

be generated would interfere with the free flow of traffic and would exacerbate traffic congestion and obstruct road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the internal road layout of the proposed development, the Board considered that it would give rise to serious pedestrian and vehicular conflict. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of this site within a larger area of land to which the specific zoning objective SE-O-15 applies, as designated in the Ballincollig Carrigaline Municipal District Local Area Plan 2017, within an area of land designated as active open space for informal public recreation to be landscaped and planted, the Board is not satisfied on the basis of the information submitted that the development of a school can be accommodated, as there is a lack of clarity regarding the access to delivery of and future maintenance and responsibility for the active amenity space to the east of the school site, on land within the ownership of the applicant. Furthermore, the Board is not satisfied with the entrance arrangements and traffic management issues to serve the school and accordingly, it is considered that the proposed development would contravene objective SE-O-15 of the Local Area Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the proposed development would give rise to traffic hazard, would lead to obstruction of road users, would endanger the safety of pedestrians and would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2019.