



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05423

APPEAL by Liam McLaughlin care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 24th day of July, 2019 by Cork County Council to refuse permission.

Proposed Development: The demolition of existing sheds and construction of one apartment block consisting of six number units, bike store, bin store, private amenity space, landscaping and all associated development works. The height of the apartment block is four storeys, with the top storey setback. All at Chapel Lane Row, off The Square, Ballincollig, 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

Having regard to the lack of car parking proposed on the site, inadequate level of bicycle parking and the restricted access to the site down a narrow lane, it is considered that the proposed development would increase the incidence of parking on this narrow street and would tend to create serious traffic congestion and endanger public safety by obstruction in the immediate area. The proposed development would result in a serious traffic hazard, would seriously impact on the residential amenity of property in the vicinity and would adversely affect the use of adjoining roads. The proposed development 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.