



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/00673

APPEAL by Seán Hayde of Teadies, Enniskeane, Cork against the decision made on the 29th day of July, 2019 by Cork County Council to grant subject to conditions a permission to Samuel Flynn care of John J. O'Sullivan and Associates of 'Lindhu', Reenmeen East, Glengarriff, County Cork.

Proposed Development: Construction of 30 number dwellings including all ancillary site services, landscaping and access roads at Milleenoola, Bantry, County Cork, as amended by the further public notices received by the planning authority on the 5th day of April, 2019 and the 1st day of July, 2019.

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 specific zoning objective of the site BT R-05 to provide pedestrian and cycle linkages to adjoining sites, it is considered that the site layout, which lacks any connectivity and permeability with adjoining sites would contravene materially objective BT R-05 of the West Cork Municipal District Local Area Plan 2017 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, it is considered that the proposed development is overly dominated by roads and fails to conform with the design principles set out in the “Design Manual for Roads and Streets”, issued by the Department of the Environment, Heritage and Local Government in 2013, and that the site layout and design which lacks frontage onto the public road (L-4711) and natural surveillance/passive supervision, would constitute an inappropriate housing scheme which would be contrary to the “Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in May, 2009. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area. However, given that these are new issues, and the substantive reason for refusal above, the Board has not included them in the reasons for refusal.

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

Dated this day of 2019.