



Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: 20/39199

APPEAL by Michael Joyce care of Eoin Ryan of 156 The Elysian, Eglinton Street, Cork, County Cork against the decision made on the 7th day of July, 2020 by Cork City Council to refuse permission to Michael Joyce.

Proposed Development Demolition of part of front boundary wall and to create site parking facilities, all at Roselea, Bishopstown Road, 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 layout of the local road network, it is considered that the proposed development's direct access onto a heavily trafficked regional route, by reason of its location and scale, would result in unacceptable traffic manoeuvres and consequent traffic hazard on Bishopstown Road and would establish an undesirable precedent for similar future development in the area. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would 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 2020.