

An
Bord
Pleanála

**Board Order
ABP-312980-22**

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/07280

Appeal by Turnkey Development Limited care of Gerald McCarthy Architects of 72 Main Street, Macroom, County Cork against the decision made on the 10th day of February, 2022 by Cork County Council to refuse permission.

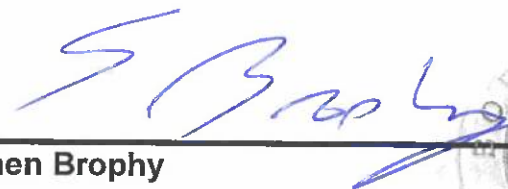
Proposed Development Construction of new 12 unit housing development consisting of the following: two number four-bedroom detached dwelling houses, four number three-bed semi-detached dwelling houses, and six number three-bedroom townhouses, new vehicular entrance, storm and surface water sewers including attenuation system, public lighting, boundary walls, footpaths, public footpath, open spaces together with all other ancillary site works, at Harrison Place, Rathgoggan Middle, Charleville, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The site is located in an area zoned objective Town Greenbelt (GB 1-1) in the Cork County Development Plan 2022-2028. It is the stated objective of such zoning to strongly discourage new individual housing from being located within the greenbelts around the Main Towns - Objective RP 5-20 refers. Having regard to the nature of the proposed development, the Board is not satisfied that the scheme would be in accordance with any relaxation to the restriction in terms of the provisions of Objectives RP 5-4, RP 5-16 or RP 5-17 of the development plan. The Board considers that the proposed development would materially contravene the zoning objective, as set out in this plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located on a minor road which is seriously substandard in terms of width and alignment as well as having a lack of public footpaths or lighting. It is considered that the traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users, would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 14th day of June 2023