



Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/40866

APPEAL by Kway Developments Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, Cork against the decision made on the 6th day of April, 2022 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Demolition of an existing dwelling house and all existing structures on site and the construction of a residential development and all ancillary site development works. The proposed development will consist of 16 number residential units, comprising eight number two-bedroom detached houses and eight number two-bedroom townhouses. Access to the site will be via an upgraded pedestrian priority entrance off Main Street (R608) which will include an uncontrolled pedestrian crossing and upgrades to the public footpath along the southern side of Main Street along the site boundary at East Gate House, East Gate, Main Street, Ballincollig, Cork.

Decision

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

Reasons and Considerations

Having considered the information provided, the Board considered the arrangement proposed facilitating vehicle access within the red line boundary to the residential dwelling adjacent to the site. The Board is not satisfied that such a vehicle access arrangement through a shared surface could be sufficiently managed in line with the principles of the Design Manual for Urban Roads and Streets and would, therefore, endanger public safety by reason of traffic hazard. The proposed development 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 noted this was not a car-free proposal and was not satisfied that predicted low traffic volumes across the shared surface to facilitate the adjoining dwelling would not, over time, see significant traffic volume increases within the site.



Una Crosse

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this

9th day of

August

2023.