

An
Bord
Pleanála

Board Order ABP-313824-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/00215

Appeal by Liam Harnedy care of Crocon Engineers Limited of Unit 18, Airport East Business and Technology Park, County Cork against the decision made on the 20th day of May, 2022 by Cork County Council to refuse permission.

Proposed Development: Construction of six number dwellinghouses and all associated landscaping, roadways, lighting and associated site works all at Renoir West, Bantry, County Cork.

Decision

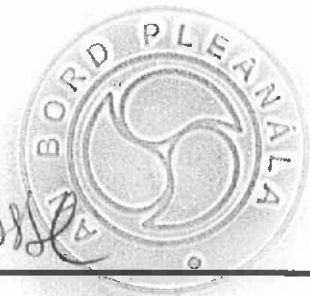
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

UC

Reasons and Considerations

1. Having regard to “Objective ZU 18-12: Residential Reserve” as set out in the Cork County Development Plan 2022-2028, where it is an objective to provide a land reserve for the long-term orderly development of the designated metropolitan towns, the key towns and some county towns, including Bantry town, and that such lands will not generally be required for development over the period of the plan, and in the absence of any immediate identifiable need for residential development on these lands in Bantry town, it is considered that the proposed development would be contrary to this objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would be premature by reference to the deficiencies in the road network serving the area of the proposed development, which has poor vertical and horizontal alignment and intermittent footpaths. The proposed development, would, therefore, be contrary to the optimum management of traffic, pedestrian and cycling movements integrating the area with the town of Bantry and would be contrary to the proper planning and sustainable development of the area.





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

Dated this *8th* day of *September* 2023