

An
Bord
Pleanála

Board Order

ABP-314154-22

Planning and Development Acts 2000 to 2022

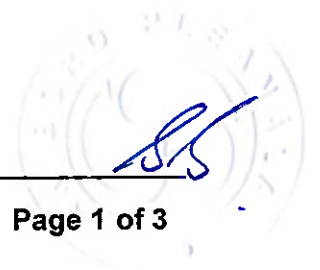
Planning Authority: Cork County Council

Planning Register Reference Number: 22/00305

Appeal by Boar's Head Limited care of Butler O'Neill Total Planning Solutions of Old Thompson's Bakery, Thompson House, MacCurtain Street, Cork against the decision made on the 27th day of June, 2022 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Construction of 36 number residential units comprising 14 number three bed, 16 number two bed and six number one bed units in a mix of townhouse, apartment, simplex and duplex units on a site at a medium density of 33.1 units per hectare. The proposed scheme is located on a site to the rear of the existing Saint Patrick's Boys National School and is accessed off Cork Road, Gortnaclohy, Skibbereen. The proposed development provides for a pedestrian crossing, car parking, bin storage, play areas, public lighting, landscaping, drainage, car parking, shared surfaces, rationalisation and improvements along the L9800, and all associated site development works; all located to the rear of the existing Saint Patrick's Boys , National School, Cork Road, Gortnaclohy, Skibbereen, County Cork.

Decision



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

Reasons and Considerations

1. Having regard to the location of the site and the proposed means of access from the L-9800 and a narrow laneway, and the entrance to which immediately adjoins the entrance to a primary school, to the current traffic and parking congestion on the local road generated by the school and a number of community and educational uses, to the high pedestrian movement in the vicinity of the entrance and to the substandard nature of this cul de sac road in terms of its layout, alignment and lack of pedestrian facilities, it is considered that the proposed development would generate additional traffic volumes on this road which would endanger public safety by reason of traffic hazard due to the serious conflict that would arise between vehicular traffic and pedestrians and cyclists, notwithstanding the proposed improvements to the public road. The proposed development would, therefore, be contrary to Objective TM 12-2-1, as set out in the Cork County Development Plan 2022-2028, to promote active travel and the commitment in the Plan to provide for Safe Routes to Schools, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the zoning objective SK R-01, as set out in the Cork County Development Plan 2022-2028, which states that the overall approach to the development of this site (including road access proposals, pedestrian and cycleway links) should be co-ordinated to ensure that appropriate provision is made for access to the Gortnaclohy Relief Road (U-02), to the location of the site of the proposed development immediately adjacent to a route option corridor which is currently under consideration as part of the Gortnaclohy Relief Road project, which aims to improve access to these residentially zoned lands, and to the safety and capacity issues associated with the alternative access to the site via the local road to the west as proposed, it is

considered that the proposed development would be premature pending the determination of the preferred alignment of this road project and the delivery of appropriate access to these lands. The proposed development would, therefore, 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 *4th* day of *October* 2023