

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 21/6053

APPEAL by Dzeko Limited care of McCutcheon Halley Planning of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 18th day of July, 2022 by Cork County Council to refuse permission.

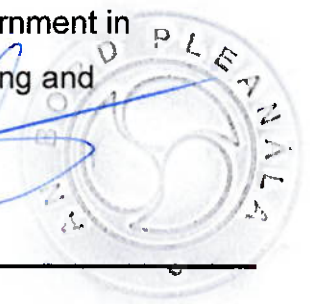
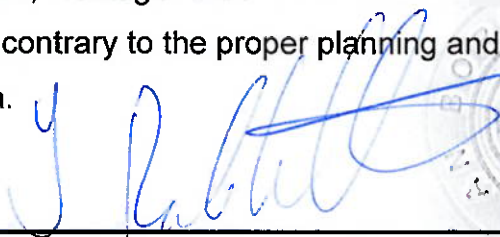
Proposed Development The construction of 26 number dwelling houses and all associated ancillary site development works including access, footpaths including a new footpath along the L-6067-0, parking, drainage, landscaping and amenity areas. The proposed dwelling units will replace four number residential units previously permitted along the south east boundary of the site under Cork County Council Register Reference Number 13/4528 (Extended under Planning Register Reference Number 18/7090), all at Farnahoe (townland), Innishannon, County Cork.

Decision

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

Reasons and Considerations

Having regard to the nature and scale of the proposed development which is located on Bothar na Sop, a local road which links to the N71 on both the approach to Innishannon village and at its N71/Main Street junction, it is considered that the proposed development would, by reason of limited footpath and roadway width along the south-western end of the site near the pedestrian entrance to Roselawn estate, and in the context of the abrupt transition from a narrow road to a proposed 5.5 metre wide roadway along the roadside frontage of the site, endanger public safety by reason of traffic hazard and lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. Furthermore, having regard to the information lodged with the application and the appeal, and to the submissions received, the Board considers that it has not been adequately demonstrated that a footpath of adequate width can be provided on lands at/along Roselawn estate to link the main residential area of the site to the south-western site boundary as part of the proposed development. The proposed development would not be in accordance with Objectives TM12-2-1 and TM12-2-2 of the Cork County Development Plan 2022 - 2028, the Design Manual for Urban Roads and Streets, and/or the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Town and Villages)" issued by the Department of the Environment, Heritage and Local Government in May 2009, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 1st day of Dec, 2023.