

An  
Bord  
Pleanála

**Board Order**  
**ABP-315204-22**

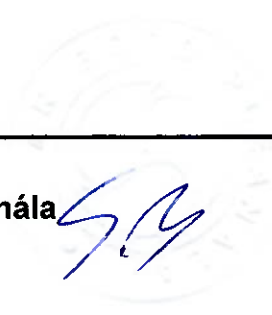
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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 224280**

**APPEAL** by Sinead Long and Shane O'Donovan of 5 Ashgrove Meadows, Spring Lane, Bandon, County Cork and by David and Nicola Hamilton-Foott of The Gables, Spring Lane, Bandon, County Cork, and by Top Scale Investments Limited care of Daly, Barry and Associates of Glengarriff Road, Bantry, County Cork against the decision made on the 2<sup>nd</sup> day of November, 2022 by Cork County Council to grant, subject to conditions, a permission to Top Scale Investments Limited in accordance with the plans and particulars lodged with the said Council.



**Proposed Development:** The construction of a mixed-use business park comprising office, light industry and warehousing uses and all associated site development works. The proposed development makes provision for a 637 square metre office building (block 1) over two storeys, 515 square metres of light industrial space (block 2) over three number single-storey units, and 1073 square metres of warehousing space (block 3) over five number single-storey units. The proposed development will be accessed from a new vehicular as well as pedestrian entrance onto Spring Lane (L-20441) to be supported by local road widening and new public footpath along the western boundary of the site connecting into the existing pedestrian footpath network to the north. Ancillary site works include hard and soft landscaping, retaining walls, car parking, cycle and motorcycle parking, plant building, bin storage, relocation of ESB pole, public lighting, signage and all other ancillary works above and below ground, at Clogheenavodig, Spring Lane, Bandon, County Cork.

## **Decision**

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

## Reason and Considerations

The Board was not satisfied, on the basis of the information provided, that the proposed access arrangements from the N71/Spring Lane junction would not give rise to conflicting traffic movements and would not interfere with the safe and convenient use of this national secondary route. In addition, the Board considered that having regard to the information on file, it has not been adequately demonstrated that the proposed development would be in compliance with Objective TM 12-8: Traffic/Mobility Management and Road Safety, of the Cork County Development Plan 2022-2028. The Board noted the submitted Traffic and Transport Assessment and Stage I/II Road Safety Audit, as well as the proposed special contribution levied by the planning authority in relation to works to the N71/Spring Lane junction; however the Board noted the requirement for, inter alia, the Compulsory Purchase of land, and did not consider that there was sufficient detail or certainty in the material provided to ensure that the development would not 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.



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**Stephen Brophy**

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

Dated this 30<sup>th</sup> day of April 2024.