



An  
Bord  
Pleanála

## Board Order ABP-319529-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 23/42319**

**Appeal** by Neil McSwiney care of ServStream Engineering Limited of Unit 1B, Barr na Sraide, Ballincollig, Cork against the decision made on the 27<sup>th</sup> day of March, 2024 by Cork City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of an existing single-storey dwelling and construction of three three-storey terraced houses along with new vehicular entrances and ancillary site works at Saint Margaret's/Cooladerra, 75 College Road, Cork.

### Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 3 so that it shall be as follows for the reason set out.

3. One vehicular entrance, one pedestrian entrance and four car parking spaces for the development shall be provided in accordance with a detailed revised layout which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The consolidation of the entrances into one number pedestrian entrance and one number vehicular entrance will require a reconfiguration of the external area to the front of the scheme and should allow for the provision of a footpath along the length of the subject site.

**Reason:** In the interest of proper planning and sustainable development and to ensure traffic and pedestrian safety.

## Reasons and Considerations

Having regard to the nature and scale of the proposed development, the pattern of development in the area, it is considered that the imposition of condition number 3, as amended, is in keeping with the key objectives of the Cork City Development Plan 2022-2028 with regard to Active Travel and the Cork Metropolitan Area Transport Strategy, would not contravene any provisions of the development plan, would not set an undesirable precedent and is in keeping with the proper planning and sustainable development of the area.

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

Dated this 1<sup>st</sup> day of November 2024