



An
Bord
Pleanála

Board Direction

PL04.247326

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 17th 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Notwithstanding the presence of a derelict house on the subject site, and the submission of the appellant, the Board is not satisfied that the development as proposed has adequately considered the potential impacts on the Regional Road, the R589, a narrow regional road, where the maximum speed limit applies, where a solid white line exists in the centre of the road and where the alignment of the road restricts sight distances in both directions. It is therefore considered that the proposed development would endanger public safety by reason of traffic hazard and would be contrary to policy objective TM 3-2 of the Cork County Development Plan which seeks to limit access to Regional Roads where appropriate so as to protect carrying capacity of the road network and have regard to safety considerations particularly where access to a lower category road is available. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

Note 1. The Board noted the extent of the landholding as outlined in submitted documentation, and was not satisfied that there were no other locations on this landholding that could accommodate a dwellinghouse for the applicants, as retiring farmers, which would not require access onto the regional road.

Note 2. The Board did not consider that there was any merit in the retention of the existing derelict cottage on the site, and was not convinced by the recommendation of the planning authority's archaeologist that it was part of the local historic landscape.

[Please issue a copy of this Direction to the parties with the Board Order]

Board Member: _____ Date: 27th January 2017
Philip Jones