



An
Bord
Pleanála

Board Direction
BD-001384-18
ABP-301574-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2018.

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

Reasons and Considerations

It is considered that the proposed development would endanger public safety by reason of traffic hazard because the site is located alongside the heavily-trafficked National Primary Road N72 at a point where a speed limit of 100 km/h applies and the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road.

The proposed development would also contravene Objective TM 3-1 of the Cork County Development Plan 2014, which is considered reasonable, to preserve the level of service and carrying capacity of the National Primary Road and to protect the public investment in the road.

Note: The Board considered, notwithstanding the policies of the Cork County Development Plan 2014, that the applicant by reason of the location and nature of her employment, does not have a housing need to live in a rural location as the site is located in an area of urban influence in which it is national policy, as set out in the Sustainable Rural Housing Guidelines 2005, issued by the Department, to distinguish between urban generated and rural generated housing, and as her need

is urban generated in nature the development would, therefore, be contrary to the Ministerial Guidelines. However, this would represent a new issue in the context of this appeal and, therefore, the Board decided not to include this as an additional reason for refusal.

Board Member

Date: 18/10/2018

Stephen Bohan