



An
Bord
Pleanála

Board Direction
BD-005395-20
ABP-306064-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2020.

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

Reasons and Considerations

Having regard to Section 5.2 of the National Planning Framework, Section 2.5 of the Spatial Planning and National Roads Guidelines, and Policy Objective TM 3-1 of the Cork County Development Plan 2014 – 2020, it is considered that the proposed retention of the vehicular access in the north-eastern corner of the site would entail the authorisation of an additional access from the N73, a national secondary road, which is heavily trafficked, which operates at the national speed limit, and which, due to its meandering and undulating form in the vicinity of the site, involves limited forward visibility and hence challenging driving conditions. The proposal would thus materially contravene the said national and local planning policies that seek to prevent the addition of accesses off the national road network in the interests of good traffic management and road safety. Furthermore, to accede to it would risk the establishment of an adverse precedent, which would make the upholding of these policies in the future more difficult to achieve.

Heretofore the dwelling house on the site has been permitted on the basis that it would share an access from the N73 with the cottage on the adjoining site to the south. The proposal would thus constitute a departure from this basis and so it would materially contravene conditions 9 and 6 attached to the permissions granted to applications reg. nos. 06/8293 and 18/6264, respectively, which require such joint usage.

In the light of the foregoing reasons and considerations, the proposal would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/03/2020

Paul Hyde