



An  
Bord  
Pleanála

**Board Direction**  
**BD-007904-21**  
**ABP-308629-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2021.

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

### **Reasons and Considerations**

The proposed vehicular access to the site joins a busy road that is poorly aligned, at a point where sightlines are restricted in both directions and the restricted road frontage would preclude the provision of satisfactory sightlines at this location. It is considered that the traffic likely to be generated by the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to objective TM 3-3(d) of the County Cork Development Plan 2014. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 15/04/2021

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Terry Prendergast

## **Note**

The Board was also of the view that the proposed development could lead to an excessive proliferation of development served by individual wastewater systems in the area. Taken in conjunction with existing development in the vicinity, the proposed development could give rise to an excessive density of development in a rural area lacking public wastewater facilities.

Please issue Direction with Order.