

An
Bord
Pleanála

Board Direction
BD-008403-21
ABP-309373-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/06/2021.

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

Reasons and Considerations

Having regard to the established nature of the agricultural land use, the intended use of the entrance for agricultural purposes, the siting of the proposed entrance at the location of a recent former vehicular construction entrance, the siting of the entrance within a 60kph speed limit zone, and the adequacy of available sightlines, it is considered that the proposed development would not endanger public safety by reason of traffic hazard, would not adversely impact on the visual amenities of the area, would be consistent with the provisions of the Cork County Development Plan 2014, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The entrance hereby permitted shall be used solely as an agricultural entrance and as an access for maintenance associated with flood defence works on the adjoining lands.

Reason: In the interest of clarity

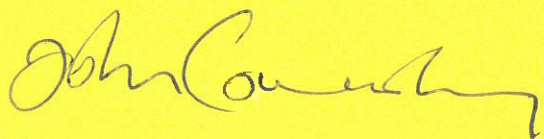
3. The proposed splayed entrance shall be constructed of natural stone consistent with the adjoining natural stone wall adjoining the public road. Details of the form, scale and height of the associated walls and the proposed gate shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member



Date: 02/06/2021

John Connolly