

An  
Bord  
Pleanála

**Board Direction**  
**BD-010658-22**  
**ABP-312404-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2022.

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

### **Reasons and Considerations**

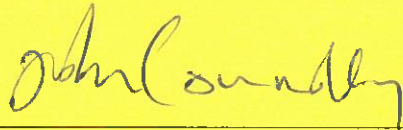
Access to the subject site is proposed via an existing entrance off the heavily-trafficked National Secondary Road N72 at a point where a speed limit of 100 km/h applies, and it is considered that the proposed development would: -

- involve the intensification of use of an existing entrance directly onto the National Secondary, N72 Route by reason of the additional traffic likely to be generated by the new dwelling proposed,
- conflict with the Council's Policy, as expressed in the specific objective TM 3-1 of the Cork County Development Plan 2014 and conflict with the Department of the Environment Guidelines with respect to Spatial Planning and National Roads (January, 2012) which seek to curtail development along National Roads, to safeguard the strategic role of the National Road Network and to avoid intensification of existing accesses to national roads,

and therefore the traffic movements likely to be generated by the proposed intensified use of an existing entrance onto the N72 would interfere with the safety and free flow of traffic on the national road, would contravene the County

Development Plan, would be contrary to Section 28 Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



**Date:** 09/05/2022

John Connolly