

An
Bord
Pleanála

Board Direction
BD-013634-23
ABP-313563-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2023.

The Board decided, by majority decision (2:1), to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

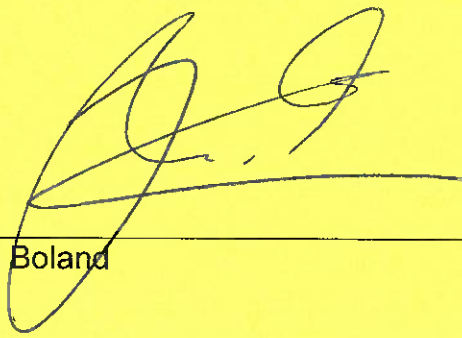
Reasons and Considerations

1. It is considered that the proposed development, which would result in the intensification of use of an access onto the N71, which is a Strategic National Secondary Road, at a point where a speed limit of 100 km/h applies, where sightlines are restricted in both directions, would endanger public safety by reason of a traffic hazard and the additional and conflicting traffic movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road. In the absence an exceptional reason justifying departure from stated policy, the proposed development would, therefore, fail to preserve the level of service and carrying capacity of the National Secondary Road and to protect the public investment in the road, which would be inconsistent with the Spatial Planning and National Roads Guidelines 2012, would contravene Objective TM 12-13 of the current Cork

County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because the site is located alongside a busy National Secondary Road at a point where the width and alignment of the public road is substandard and the layout of the junction at the entrance to the private lane has restricted sightlines, 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, therefore, be contrary to the proper planning and sustainability of the area.

Board Member



Joe Boland

Date: 08/09/2023