

An  
Bord  
Pleanála

**Board Direction**  
**BD-014706-23**  
**ABP-314452-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2023.

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-

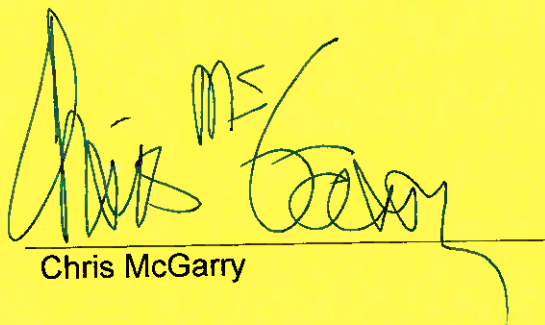
- the absence of a comprehensive and robust survey of road speeds to the front of the application site, to determine the actual design speed of the road from which it is proposed to access and egress the site,
- the location of the site adjoining a busy road that is poorly aligned,
- the failure to demonstrate adequate sightline visibility in an easterly direction, which can be maintained in perpetuity,
- the restricted sightline visibility in a westerly direction from the proposed entrance by growth from an existing hedgerow, maintenance of which has not been shown to be under the control of the applicant and can then be maintained in perpetuity,

it is considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to Objective TM 12-8 (d) of the Cork County Development Plan 2022-28. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted the Inspector's recommended reason no.2 for refusal, relating to rural need and by reference to the relevant provisions of the Cork County Development Plan 2022-2028 and the absence of supporting documentation within the application and appeal. In this regard, the Board noted that the development plan policy relevant at the date of its decision was different to that at the date of lodgement of the application and that the applicant would not have had an opportunity to provide potential relevant information by reference to this new statutory context. As a consequence, this would equate to a new issue in the context of the current appeal, and while a further information request on this issue might ordinarily be warranted, having regard to the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

**Board Member**



Chris McGarry

**Date:** 28/11/2023