

An
Bord
Pleanála

Board Direction
BD-016113-24
ABP-315204-22

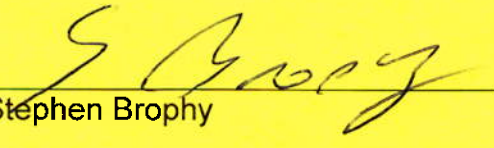
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2024.

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

Reasons and Considerations

1. The Board was not satisfied, on the basis of the information provided, that the proposed access arrangements from the N71/Spring Lane junction would not give rise to conflicting traffic movements and would not interfere with the safe and convenient use of this national secondary route. In addition, the Board considers that having regard to the information on file that it has not been adequately demonstrated that the proposed development would be in compliance with Objective TM 12-8: Traffic/Mobility Management and Road Safety, of the Cork County Development Plan 2022-2028. The Board noted the submitted Traffic and Transport Assessment and Stage I/II Road Safety Audit, as well as the proposed special contribution levied by the planning authority in relation to works to the N71/Spring Lane junction; however the Board noted the requirement for – inter alia- the CPO of land, and did not consider that there was sufficient detail or certainty in the material provided to ensure that the development would not endanger public safety by reason of traffic hazard.

Board Member


Stephen Brophy

Date: 19/04/2024