



An
Bord
Pleanála

Board Direction BD-017768-24 ABP-319318-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2024.

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

Reasons and Considerations

It is considered that the proposed development would result in an intensification of use of an existing access onto the National Road N-71, at a point where a speed limit of 80kph applies, would endanger public safety by reason of a traffic hazard, and the additional vehicular traffic generated by the proposed development would lead to conflicting traffic movements, which would interfere with the safety and free flow of traffic on the heavily trafficked National Road. Accordingly, the proposed development would contravene objective TM 12- 13(m) (national, regional and local road network) of the Cork County Development Plan 2022-2028 and would be contrary to national policy in relation to avoiding the generation of increased traffic from existing accesses to national roads, as set out in Spatial Planning and National Roads: Guidelines for Planning Authorities, published by the Department of the Environment, Community and Local Government in January 2012. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Note:

The Board also considered that the information provided with the application had not satisfactorily addressed compliance with policy Objective RP 5-5 in the Cork County Development Plan 2022-2028, which sets out criteria which must be met to satisfy rural housing need, and also the suitability of the site for the proposed wastewater treatment system. While ordinarily these matters would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Martina Hennessy

Date: 04/10/2024