

An  
Coimisiún  
Pleanála

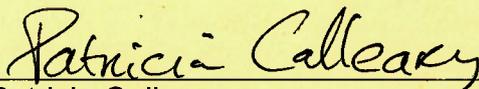
**Direction**  
**CD-021570-25**  
**ACP-323669-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 15/12/2025.

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

#### **Planning**

**Commissioner:**

  
Patricia Calleary.

**Date:** 15/12/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The subject site is located on a minor local road which is seriously substandard in terms of width, gradient and alignment. It is considered that the proposed site entrance location would endanger the public safety by reason of traffic hazard because of the additional traffic turning movements the development would be generated on a substandard road at a point where sightlines are restricted in both directions, the gradient is too steep, the entrance on a sharp bend, the lack of safety measures for pedestrian and cyclists which in addition, are highlighted in the Road Safety Audit submitted with the planning application. The commission was not satisfied with the applicant's proposal to defer a

number of road safety issues through a detailed design stage as these are matters that warrant resolution prior to any grant of outline permission. The proposed development would endanger public safety by reason of traffic hazard and would obstruct road users. The proposed development would, therefore, be contrary to the proper planning and sustainable of the area.

2. It is considered that the proposed development would be premature pending the final design and layout of the proposed Cork Northern Distributor Multi-Modal Route (CNDMR) having regard to the substandard nature of the adjacent local road onto which it is proposed to connect the current proposed development and which would give rise to a traffic hazard for any additional traffic movements and all road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.