

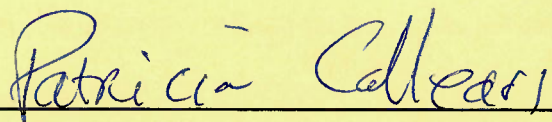
An
Coimisiún
Pleanála

Commission Direction
CD-001055
PL-501358-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 August 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:


Patricia Calleary

Date:

12th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development would result in the intensification of an existing direct private access onto the N73 national road at a location where a maximum speed limit of 100km/h and specific road characteristics related to climbing lane merge applies. Having regard to national and local planning policy, including Objective TM 12-13 (National, Regional and Local Network) relating to the protection of the

safety, capacity and efficiency of the national road network, and in the absence of any exceptional circumstances that would justify a departure from such policy, it is considered that the proposed development would give rise to additional turning movements at this location and would thereby endanger public safety by reason of a traffic hazard and furthermore would set an undesirable precedent for intensification of direct access onto the national road network. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to grant permission, the Commission noted that while no new access was proposed, an intensification of an existing access would occur onto the national road network by reason of a second house on an adjoining site, and such intensification is contrary to policy at national and local level, including part m and n of Objective TM 12-13 of Cork Development Plan 2022–2028 which seek to avoid the generation of increased traffic from existing accesses onto national roads and prevent the undermining of the strategic transport function of national roads.