

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Cork County

**Planning Register Reference Number:** 16/05794

An Bord Pleanála Reference Number: PL 04.247326

**APPEAL** by Kieran and Anna Cronin care of Barry Cronin of Glanduff, Kilbrittain, County Cork against the decision made on the 12<sup>th</sup> day of September, 2016 by Cork County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolition of an existing dwellinghouse and the construction of a dwellinghouse, on-site wastewater treatment facility and associated site works at Clashanimud, Upton, County Cork.

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Notwithstanding the presence of a derelict house on the subject site, and the submission of the appellant, the Board is not satisfied that the development as proposed has adequately considered the potential impacts on the Regional Road, the R589, a narrow regional road, where the maximum speed limit applies, where a solid white line exists in the centre of the road and where the alignment of the road restricts sight distances in both directions. It is therefore considered that the proposed development would endanger public safety by reason of traffic hazard and would be contrary to policy objective TM 3-2 of the Cork County Development Plan, 2014-2020 which seeks to limit access to Regional Roads where appropriate so as to protect carrying capacity of the road network and have regard to safety considerations particularly where access to a lower category road is available. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2017.**