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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: T.P. 17/37421**

**APPEAL** by Elaine and Pat O'Donoghue and by Others of 10 Beaumont Lane, Ballintemple, Cork against the decision made on the 25<sup>th</sup> day of January, 2018 by Cork City Council to grant subject to conditions a permission to Des Collins and Joanne O'Driscoll care of McNamara and Partners of 40 South Mall, Cork.

**Proposed Development** Construction of a single-storey dwellinghouse and all associated works on site to rear of numbers 6 to 11 Beaumont Lane, Ballintemple, Cork.

**Decision**

**REFUSE** permission for the above proposed development in accordance with 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**

The site is accessed from a minor laneway, Beaumont Lane, which is inadequate in width and which provides for unrestricted on-street parking on one side. The Board is not satisfied that vehicles, including emergency and service vehicles, can safely turn into and exit the site from the lane, and is not satisfied that the development could operate on the basis of pedestrian access only. The proposed development would, therefore, constitute a substandard form of development, would give rise to further on-street parking and exacerbate the serious traffic congestion along the lane and would increase the conflicting vehicular movements, both for access and egress onto Blackrock Road / Beaumont Drive. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**