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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 17/05439**

**Appeal** by Vincent Murphy care of Harrington O'Flynn Consulting Engineers of 16 Roselane, Ballinacurra, Midleton, County Cork against the decision made on the 29<sup>th</sup> day of January, 2018 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** 1. Change of use of existing two-storey outbuilding to two number dwellinghouses including modifications to elevations and permission for retention of first floor joists, new raised roof and roof windows. 2. Change of use of existing single storey outbuilding to one number dwellinghouse. 3. Construction of a new detached two-storey dwelling. 4. Modifications to gable wall of existing dwellinghouse to facilitate sight distance. 5. Construction of new entrance, driveway and associated site works to facilitate above development works. All at Kilmoney House, Kilmoney, Carrigaline, County Cork (A protected structure, RPS ID 00635).

## **Decision**

**Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH conditions numbers 24 and 25 and the reasons therefor.**

## **Reasons and Considerations**

Having regard to the nature and extent of the proposed development, which would result in a significant intensification of vehicular traffic movements onto the Regional Road R611, where road infrastructure is deficient and where upgrading is required, inclusive of road safety measures and an expansion of the footpath network as a direct result of the proposed development, it is considered that the conditions requiring the developer to undertake the specified measures should be included in this instance.

## **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.

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

**Dated this            day of            2018.**