



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/06615

APPEAL by Tom O'Donoghue care of EM Consulting of 103 Oliver Plunkett Street, Robert Street entrance, Cork against the decision made on the 29th day of November, 2018 by Cork County Council to refuse outline permission to the said Tom O' Donoghue.

Proposed Development: Construction of a dwellinghouse, provision of a new entrance road/driveway and the creation of a new vehicular entrance onto the adjoining public road, installation of a new septic tank and associated percolation area, and all necessary site works, all at Cahermone, Midleton, County Cork.

Decision

REFUSE outline 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 established cul de sac junction with the N25 is an extremely poor quality junction having regard to the restricted sight lines available, coupled with the speed and volume of traffic on the N25. The location of an additional residential dwelling on this cul de sac would increase traffic onto the junction with the N25. It is considered that the proposed development would endanger public safety by reason of traffic hazard and because the additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road.

Paul Hyde

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

Dated this day of 2019.