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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 20/39456**

**APPEAL** by John and Rosaleen Keohane care of Conan Lynch and Company Limited, Consulting Engineers of 17 Lindville, Blackrock Road, Cork against the decision made on the 29<sup>th</sup> day of September, 2020 by Cork City Council to refuse permission.

**Proposed Development:** Permission for vehicular entrance and driveway to dwellinghouse at 20 Haig Gardens, Boreenmanna Road, 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**

Having regard to the layout of the local road network, and the designation of Boreenmanna Road within The Cork Metropolitan Area Transport Strategy (CMATS) as a key part of the proposed Core Bus Network which will deliver measures to maximise utilisation of the bus service and also as a primary cycle link with bi-directional mandatory cycle lanes proposed. It is considered that the proposed development's direct access, by reason of location and scale, would result in unacceptable traffic manoeuvres and consequent traffic hazard on Boreenmanna Road and would set an undesirable precedent for similar future development in the area. The proposed development would endanger public safety by reason of traffic hazard and 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 Board concurred with the planning authority's assessment and considered that the proposal would not be compatible with the designation of the Boreenmanna Road as a key part of the Core Bus Network and as a primary cycle link, would not be acceptable from a traffic safety perspective and would set an undesirable precedent in the area.

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

**Dated this                      day of                      2021**