



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 19/06853

APPEAL by Deirdre Hilliard and Mary Higgins care of Hudson Associates Architects of The Verger's Cottage, Monkstown, County Cork against the decision made on the 14th day of October, 2020 by Cork County Council to refuse permission.

Proposed Development: The construction of a new vehicular entrance from the public road, of a private common roadway and three number serviced residential sites at Currabally, Ballymore, Cobh, County 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 proposed vehicular access to the site joins a busy road that is poorly aligned, at a point where sightlines are restricted in both directions and the restricted road frontage would preclude the provision of satisfactory sightlines at this location. It is considered that the traffic likely to be generated by the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to objective TM 3-3(d) of the Cork County Development Plan 2014. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021