

An
Bord
Pleanála

Board Order
ABP-309373-21

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

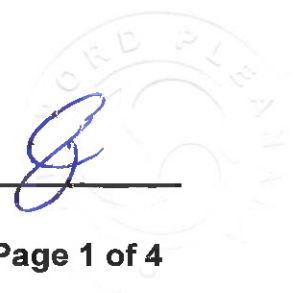
Planning Register Reference Number: 20/00645

Appeal by Donald Hill care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 13th day of January, 2020 by Cork County Council to refuse a permission for the proposed development.

Proposed Development: Demolition of existing roadside boundary and construction of entrance and access roadway to serve existing farm building complex, adjacent agricultural land and flood defence embankment/dam, and all associated works at The Miles, Clonakilty, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

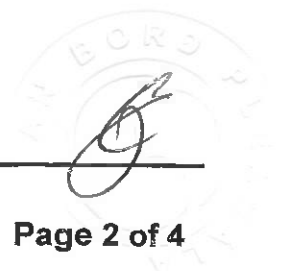


Matters Considered

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 established nature of the agricultural land use, the intended use of the entrance for agricultural purposes, the siting of the proposed entrance at the location of a recent former vehicular construction entrance, the siting of the entrance within a 60kph speed limit zone and the adequacy of available sightlines, it is considered that the proposed development would not endanger public safety by reason of traffic hazard, would not adversely impact on the visual amenities of the area, would be consistent with the provisions of the Cork County Development Plan 2014, and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The entrance hereby permitted shall be used solely as an agricultural entrance and as an access for maintenance associated with flood defence works on the adjoining lands.

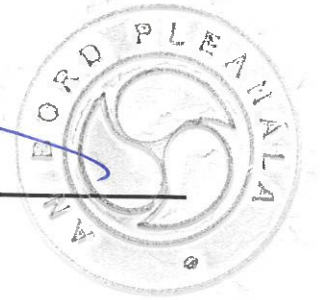
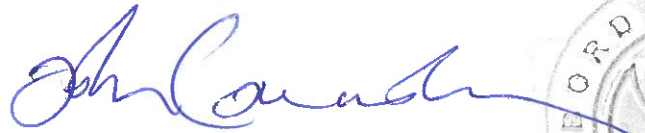
Reason: In the interest of clarity.

3. The proposed splayed entrance shall be constructed of natural stone consistent with the adjoining natural stone wall adjoining the public road. Details of the form, scale and height of the associated walls and the proposed gate shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.



John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *4th* day of *JUNE* 2021