

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/05812

APPEAL by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 7th day of December, 2021 by Cork County Council to grant subject to conditions a permission to Dermot Hickey care of A. O'Leary Architectural Design Services Limited of Caherbarnagh, Rathmore, County Cork.

Proposed Development Construct a new dwelling house and domestic garage served by mechanical aeration unit and sand polishing filter and use existing entrance onto the public road, all at Carrigaline, Rathmore Post Office, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

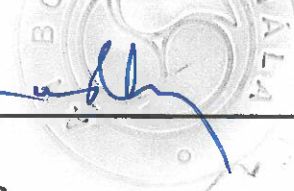
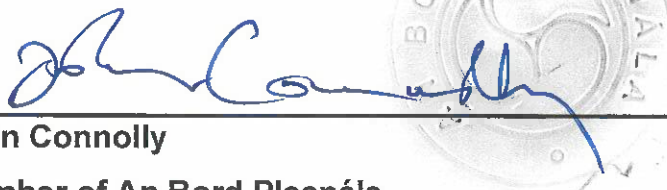
Access to the subject site is proposed via an existing entrance off the heavily trafficked National Secondary Road N72 at a point where a speed limit of 100km/h applies, and it is considered that the proposed development:

- (a) would involve the intensification of use of an existing entrance directly onto the National Secondary, N72 Route by reason of the additional traffic likely to be generated by the new dwelling proposed, and

- (b) would conflict with the planning authority's policy, as set out in the specific objective TM 3-1 of the Cork County Development Plan 2014 and with the "Spatial Planning and National Roads Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in January 2012, which seek to curtail development along National Roads, to safeguard the strategic role of the National Road Network and to avoid intensification of existing accesses to national roads,



The traffic movements likely to be generated by the proposed intensified use of an existing entrance onto the N72 would, therefore, interfere with the safety and free flow of traffic on the national road, would contravene the County Development Plan, would be contrary to the “Spatial Planning and National Roads Guidelines for Planning Authorities” and would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 11th day of MAY 2022.