

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/06756

APPEAL by Andrew and Laura Corcoran care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, Cork against the decision made on the 6th day of December, 2021 by Cork County Council to refuse permission for the proposed development.

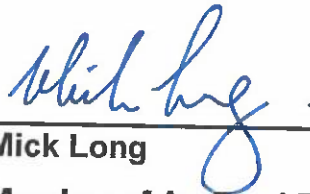
Proposed Development: The demolition of an existing dwelling, and the construction of a family double-house arrangement comprising one number two-storey [three-bed] dwelling and one number single storey [two-bed] dwelling, with one number single storey home office/studio [elevated on posts], an inclined elevator domestic access system, reconfiguration of existing site access off High Road (L-3228), connection to public services, on-site surface water soakaways and all associated site works at 'Rooska', High Road, Ardbrack, Kinsale, County Cork.

Decision

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

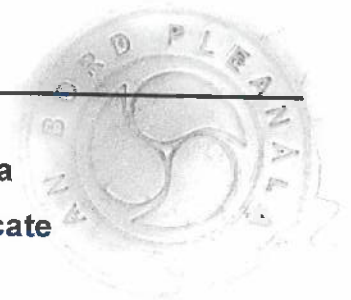
Reasons and Considerations

Notwithstanding the proposals to alter the existing entrance serving the house on this site, it is considered that the layout remains substandard in terms of sight visibility and gradient for vehicles exiting the property. Additional turning movements and intensification of use generated by the proposed development would endanger public safety by reason of traffic hazard and would be contrary to Policy Objective TM3-3 of the County Development Plan which seeks to ensure all new vehicular accesses are designed to appropriate standards of visibility to ensure safety of other road users and would, therefore, by itself and by precedent, endanger public safety by reason of traffic hazard.



Mick Long

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



Dated this *20* day of *March* 2023.