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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/06375**

**APPEAL** by William and Norma Kelleher of Fourwinds, Adamstown, Ballinhassig, County Cork against the decision made on the 13<sup>th</sup> day of December, 2021 by Cork County Council to grant subject to conditions a permission to Seán Antóin Ó Muirí care of Fuinneamh Workshop of Baile Adaim, Béal Átha an Cheasaigh, Contae an Chorcaí.

**Proposed Development** The construction of a new dwellinghouse, a new shed, a new vehicular entrance, installation of a septic tank and percolation area, a domestic well and all ancillary works, all at Baile Adam, Béal Átha an Cheasaigh, Contae an Chorcaí.

**Decision**

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

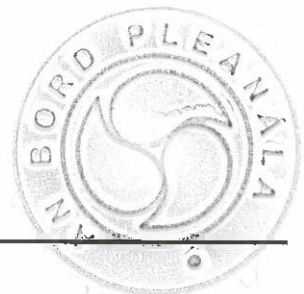
## Reasons and Considerations

1. Having regard to the location of the site on an elevated ridge in an attractive rural setting comprising of expansive undeveloped farmlands, and to the high concentration and density of development to the west of the site, it is considered that the proposed development would consolidate and extend the existing cluster of development into an unspoilt agricultural field which create a discordant feature and would erode the open character of the countryside at this location and militate against the preservation of the rural character of the area. The proposed development would, therefore, undermine the policy objectives, as set out in the current Cork County Development Plan to maintain the open rural character of the greenbelt and to prevent urban sprawl, would be inconsistent with the policies contained in the National Framework Plan (2018) and in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, and would be contrary to the proper planning and sustainable development of the area.

2. The site is located on a minor local road which is substandard in terms of width and alignment with a multiplicity of entrances on the western side of the road opposite the site and where sightlines are poor in a northerly and a southerly direction. Having regard to the location of the site adjacent to a sharp bend in the road to the south, it is considered that, notwithstanding the proposal to improve the sightlines at the entrance, the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate on this poorly aligned and substandard road network.

  
Michelle Fagan

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



Dated this 25<sup>th</sup> day of May 2022.