

An  
Bord  
Pleanála

## Board Order ABP-313563-22

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/00132**

**Appeal** by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 25<sup>th</sup> day of April, 2022 by Cork County Council to grant subject to conditions a permission to Richie Collins care of Edge Architecture Limited of Clarke Street, Clonakilty, County Cork.

**Proposed Development:** Construction of a new detached dwellinghouse, detached domestic garage, septic tank and percolation area, site entrance and all associated site works at Aghills, Skibbereen, County Cork.

### Decision

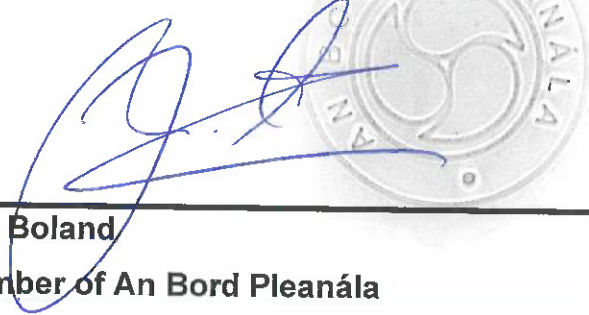
**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. It is considered that the proposed development, which would result in the intensification of use of an access onto the N71, a Strategic National Secondary Road, at a point where a speed limit of 100 km/h applies, where sightlines are restricted in both directions, would endanger public safety by reason of a traffic hazard and the additional and conflicting traffic movements generated by the proposed development which would interfere with the safety and free flow of traffic on the public road. In the absence of an exceptional reason justifying departure from stated policy, it is considered that the proposed development would fail to preserve the level of service and carrying capacity of the National Secondary Road and to protect the public investment in the road, which would be inconsistent with the Spatial Planning and National Roads Guidelines (January 2012), would contravene Objective TM 12-13 (National, Regional and Local Road Network) of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because the site is located alongside a busy National Secondary Road at a point where the width and alignment of the public road is substandard and the layout of the junction at the entrance to the private lane has restricted sightlines, and the traffic turning movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 12<sup>TH</sup> day of September 2023.