

An
Bord
Pleanála

Board Order
ABP-313699-22

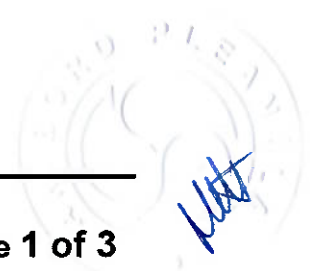
Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 21/5236

APPEAL by PC Quality Homes care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 6th day of May, 2022 by Cork County Council to grant, subject to conditions, a permission to Declan Browne Electrical Limited care of Coakley O'Neill Town Planning of N.S.C Campus, Mahon, Cork.

Proposed Development: Mobile home storage, sale and repair yard with associated warehouse shed and prefabricated site office unit. Site works will include the raising of levels by the importation of granular fill and a small element of cut, with materials generated from the cut used within the development and for landscaping and boundary treatment. The proposal also includes a vehicular entrance off the Ballyhooly Road and all associated site, drainage, and development works, at Ballyhooly Road, Glanworth, Mallow, County Cork.

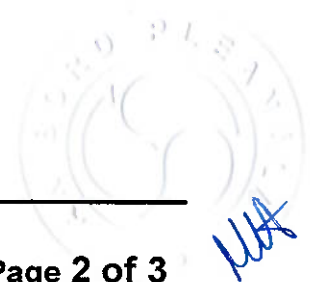


Decision

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

Reasons and Considerations

1. The proposed vehicular access to the site adjoins a busy public road that is poorly aligned, at a point where sightlines are restricted in both directions. It is considered that the traffic likely to be generated by the proposed development would endanger public safety by reason of traffic hazard, as the cross-traffic movements likely to be generated by the proposed development, the restricted turning radii at the junction of the L-1413 and the R512 which precludes the safe turning of loaded wide and long vehicles and the inadequate sight lines, would interfere with the safety and free flow of traffic on the road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the location of the site, within a High Value Landscape on the approach to the historic village of Glanworth, as designated in the current Cork County Development Plan 2022-2028, together with the lack of any clear proposal for the development of the land to the south of the site, the Board considered that the infilling of the entire site with clean granular fill, would represent a significant visual impact on the character of the landscape. Notwithstanding the landscaping proposals submitted with the application and further details submitted to the Board, the development would, if permitted, be contrary to the provisions of CDP Objective GI 14-9: Landscape, of the Development Plan, which seeks to protect the visual and scenic amenities of County Corks' built and natural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this ^{15th} day of November 2023.