

An
Bord
Pleanála

Board Order

ABP- 314452-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

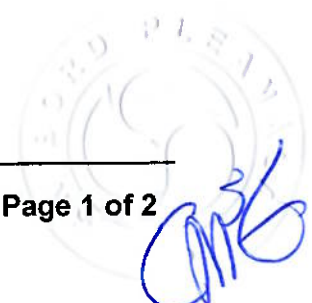
Planning Register Reference Number: 21/07139

Appeal by John and Eileen Morgan of Corbally, Ballymore, Cobh, County Cork against the decision made on the 2nd day of August, 2022 by Cork County Council to grant permission subject to conditions to Angela Barrett care of Hudson Associates Architects of The Verger's Cottage, Monkstown, County Cork for the proposed development.

Proposed Development: Modification (including material widening) of the existing vehicular entrance from the public road, the construction of a split-level two-storey dwelling house with detached garage with septic tank and all associated siteworks and the construction of a shared access driveway serving this dwelling house and the residual agricultural lands all at Currabally, Ballymore, Cobh, County Cork.

Decision

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



Reasons and Considerations

Having regard to-

- the absence of a comprehensive and robust survey of road speeds to the front of the application site, to determine the actual design speed of the road from which it is proposed to access and egress the site,
- the location of the site adjoining a busy road that is poorly aligned,
- the failure to demonstrate adequate sightline visibility in an easterly direction, which can be maintained in perpetuity, and
- the restricted sightline visibility in a westerly direction from the proposed entrance by growth from an existing hedgerow, maintenance of which has not been shown to be under the control of the applicant and can then be maintained in perpetuity,

it is considered that the proposed development would endanger public safety by reason of a traffic hazard and would be contrary to Objective TM 12-8(d) of the Cork County Development Plan 2022-2028 in relation to Traffic/Mobility Management and Road Safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Chris McGarry

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



Dated this  day of  2023