

An
Bord
Pleanála

Board Order
ABP-314975-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/00183

APPEAL by Frank and Orla O'Sullivan of Chalet Number 2, Inchydoney Island, Clonakilty, County Cork against the decision made on the 4th day of October, 2022 by Cork County Council to grant subject to conditions a permission to Denis and Lorna Murphy care of Daly, Barry and Associates of Glengarriff Road, Bantry, County Cork.

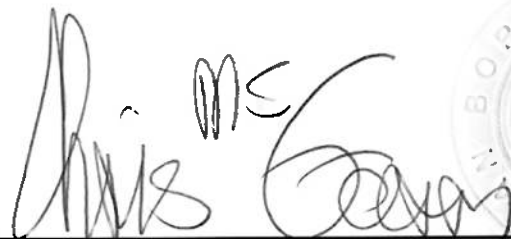
Proposed Development: Construction of a new two-storey family dwelling and all associated site works at Inchydoney, Clonakilty, County Cork.

Decision

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

Reasons and Considerations

Having regard to the location of the proposed development at the end of a privately owned unsurfaced shared access road, currently serving five existing properties, to the inadequate width, alignment and structural condition of the road, and in the absence of information submitted with the application and appeal confirming the capability of the applicant to undertake the upgrade and management of this shared access road, either individually or with other parties, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would set an undesirable precedent for further piecemeal development at this location. 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 ^{2nd} day of November 2023.