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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 22/40797**

**APPEAL** by Noreen Dunlea and Martina Hinds care of Dathanna Architecture of 223 Brandon Road, Drimnagh, Dublin against the decision made on the 11<sup>th</sup> day of January, 2023 by Cork City Council to refuse permission.

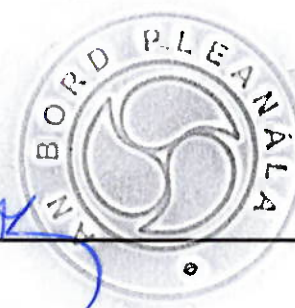
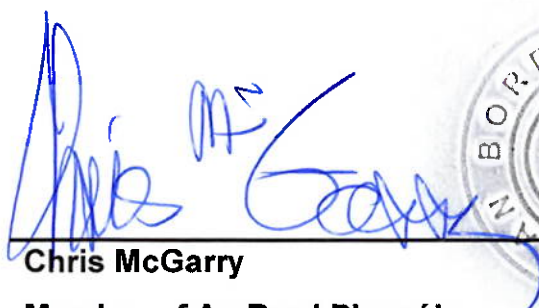
**Proposed Development:** The construction of a residential development consisting of: (a) Demolition of existing derelict cottage and associated shed; (b) Construction of thirteen dwelling houses comprising of four number two-storey three-bedroom semi-detached dwelling houses, six number two-storey three-bedroom terraced dwelling houses and three number two-storey four-bedroom detached houses; (c) Construction of a new vehicular entrance from Matthew Hill Road to provide access to the proposed residential development; (d) Associated car parking, landscaping and all ancillary site development works on a site to the east of Matthew Hill Road at Lehenagh More, Togher, County Cork as revised by the further public notices received by the planning authority on the 6<sup>th</sup> day of December, 2022.

**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 nature and alignment of the adjacent road network along the L2455 Local Road, to the design and layout of the proposed access and to the quantum of development proposed with consequent traffic movements, it is considered that the proposed development does not demonstrate sufficient forward visibility or sight stopping distances for vehicles egressing the site in relation to the existing L2455. The proposed access arrangements would be significantly deficient in this regard and would result in unacceptable traffic manoeuvres which would endanger public safety by reason of traffic hazard on the public road. Furthermore, on the basis of the information submitted with the application and appeal, the Board cannot be satisfied that sightlines northwards from the proposed access/egress point, can be confirmed subsequent to completion of the approved Lehenaghmore Road Improvement Scheme, as the sightline requirement in this direction is shown on the documentation submitted with the application and appeal, to cross over lands outside the control of the applicant. It is considered that the proposed development would endanger public safety by reason of traffic hazard and 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**  **2024**