

An  
Bord  
Pleanála

## Board Order ABP-319302-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 23/06506**

**Appeal** by Trevor and Gosia Byrne of Ringmeen, Cobh, County Cork against the decision made on the 19<sup>th</sup> day of February, 2024 by Cork County Council to refuse permission for the proposed development.



**Proposed Development:** Construction of a private driveway, associated access gate, boundary wall, landscaping and all associated works for an existing dwelling at Ringmeen, Cobh, County Cork.

### Decision

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

## Reasons and Considerations

The proposed vehicular entrance and driveway crossing a right of way/wayleave serving one private dwelling, would materially contravene condition number 1(c) of Planning Register Reference Number 22/5726, would be premature pending the determination of a final road/development layout for this expanding urban area and would compromise future pedestrian and cycle links to the lands within the Ballynoe Urban Expansion Area (UEA), constitute haphazard development and would not be acceptable in principle. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 4<sup>th</sup> day of March 2025