

An
Bord
Pleanála

Board Order
ABP-319318-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/00752

APPEAL by Adam Harrington care of DMCA Consultants Limited of Vickerys, New Street, Bantry, County Cork against the decision made on the 23rd day of February, 2024 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Permission for: (i) construction of dwelling house, (ii) installation of wastewater treatment system and (iii) all associated site works at Iskanafeelna, Glengarriff, County Cork.

Decision

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

Reasons and Considerations

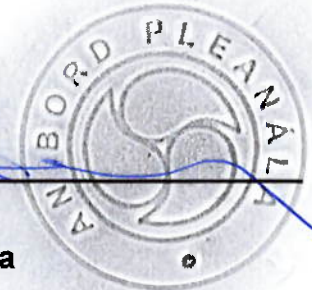
It is considered that the proposed development would result in an intensification of use of an existing access onto the National Road N-71, at a point where a speed limit of 80kph applies, would endanger public safety by reason of a traffic hazard, and the additional vehicular traffic generated by the proposed development would lead to conflicting traffic movements, which would interfere with the safety and free flow of traffic on the heavily trafficked National Road. Accordingly, the proposed development would contravene objective TM 12-13(m) (national, regional and local road network) of the Cork County Development Plan 2022-2028 and would be contrary to national policy in relation to avoiding the generation of increased traffic from existing accesses to national roads, as set out in Spatial Planning and National Roads: Guidelines for Planning Authorities, published by the Department of the Environment, Community and Local Government in January 2012. Therefore, the proposed development would 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 10th day of October 2024.