

An  
Coimisiún  
Pleanála

Commission Order  
ABP-320473-24

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24266**

**APPEAL** by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 16<sup>th</sup> day of July 2024, by Cork County Council to grant, subject to conditions, a permission to Tim Regan and Rachel O'Donovan care of VOM Associates of 10 Market Street, Skibbereen, County Cork, in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Erection of dwelling house, waste water treatment system and associated site development works, at Knockroe, Ballydehob, 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, which would result in the intensification of use of a shared private access onto the N71 at a point where speed limit of greater than 60 km/h applies, would endanger public safety by reason of traffic hazard. The additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road would be contrary to TM12-8 (Traffic / Mobility Management and Road Safety) and TM12-13 (National, Regional and Local Road Network) of the Cork County Development Plan 2022- 2028 and Section 2.5 of the S.28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG 2012). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

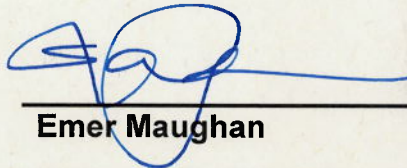
In deciding not to accept the Inspector's recommendation to grant permission, the Commission determined, given the specific nature of the junction with three existing points of shared private access and egress to and from the N71 on a section of road with a double continuous white line and a speed limit of 100 km/h, that the proposed development would result in the unacceptable intensification of vehicular movements at this junction which would endanger public safety by reason of a traffic hazard. On this point, the Commission considers that the cumulative impact of additional traffic movements generated by the provision of an additional separate dwelling unit at this junction are not negligible as stated by the Inspector, notwithstanding that applicant currently resides in the family home.

The Commission agreed with the Inspector that there is nothing exceptional in terms of the pattern of development in this rural area that would warrant justifying a new entrance or intensification of the same and agreed that objective EC8-15 of the development plan to support working farmers does not override the safety consideration of TM 12-13. The Commission was not satisfied, based on the information submitted with the application and appeal,



that the proposals to improve sightlines for all traffic exiting the properties within the scope of the permission will result in sufficient improvement in traffic safety at this junction to justify the intensification of use. The Commission determined therefore, that the proposal for an additional dwelling house would endanger public safety by reason of traffic hazard, the additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road and would, therefore, be contrary to the proper planning and sustainable development of the area.

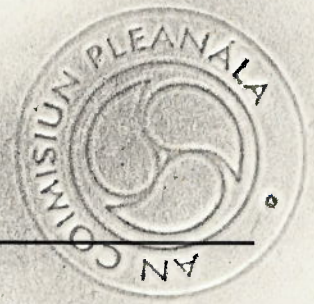
The Commission also noted the extent (circa 250 metres) of the circuitous driveway to service the proposed dwelling and the potential significant loss of hedgerow to improve sightlines and the impact of the same on the receiving environment but given the substantive reason for refusal set out above decided not to seek further information in this regard.



**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 21<sup>st</sup> day of July 2025.