

An
Coimisiún
Pleanála

**Commission Order
PL-501358-CK-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/6680

Appeal by Transport Infrastructure Ireland against the decision made on the 20th day of April, 2026 by Cork County Council to grant subject to conditions a permission to Billy Finn in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a house and all associated site works, all at Coolnanave, Mitchelstown, County Cork.

Decision

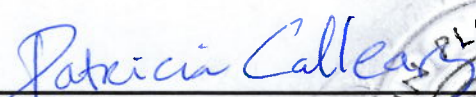
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The proposed development would result in the intensification of an existing direct private access onto the N73 national road at a location where a

maximum speed limit of 100km/h and specific road characteristics related to climbing lane merge applies. Having regard to national and local planning policy, including Objective TM 12-13 (National, Regional and Local Network) relating to the protection of the safety, capacity and efficiency of the national road network, and in the absence of any exceptional circumstances that would justify a departure from such policy, it is considered that the proposed development would give rise to additional turning movements at this location and would thereby endanger public safety by reason of a traffic hazard and, furthermore, would set an undesirable precedent for intensification of direct access onto the national road network. 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 noted that, while no new access was proposed, an intensification of an existing access would occur onto the national road network by reason of a second house on an adjoining site, and such intensification is contrary to policy at national and local level, including part m and n of Objective TM 12-13 of Cork Development Plan 2022–2028 which seek to avoid the generation of increased traffic from existing accesses onto national roads and prevent the undermining of the strategic transport function of national roads.



Patricia Calleary
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 13th day of August 2026.