



Board Direction

Ref: PL 28.241794

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th July, 2013.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

The proposed development is located in an area zoned Business and Technology in the Cork City Development Plan, 2009, the objective of which is provide for high technology related office based industry and general offices over 400 square metres in area. Having regard to the policies and objectives of the Cork City Development Plan, 2009, where retail and retail services are not permitted in principle nor open for consideration in this zoning and the nature of the proposed development, for retail development, it is considered that the proposed development would constitute a material contravention of the development plan. 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 Board considered that there were no conflicting objectives in the development plan in relation to the provision of a local centre on this site and therefore, it was not open to the Board to apply section 37(2) (b) (ii) of the Planning and Development Act, 2000, to grant permission.

Board Member: _____ Date: 4th July, 2013
Mary Mac Mahon