



An
Bord
Pleanála

Board Direction
BD-004947-20
ABP-303155-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is an objective under TM 3:1 of the Cork County Development Plan 2014 to support the national roads body in the implementation of key infrastructural upgrades. The N25 and the Cobh Cross roundabout are considered to be important pieces of infrastructure and, as such, have been prioritised for investment in the National Development Plan. The site of the proposed development is located in an area considered for a future road scheme. The proposed development, if permitted, could prejudice plans for the design of this scheme. Therefore, the proposed development would be contrary to objective TM 3:1 of the current County Development Plan and the DoECLG Spatial Planning and National Roads Guidelines and would be premature pending the determination of the road authority of a road layout for this area. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/01/2020

Terry Prendergast

Note: The Board agreed with the Inspector on the matters of traffic impact on the N25 and associated Cobh Cross Junction and the proximity of the proposed development to a Seveso Site.