



Board Direction

Ref: PL28.244860

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th November 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

1. Notwithstanding the zoning objective afforded to the subject site in the current Cork City Council Development Plan as ZO 9 Neighbourhood Centre, where it is the stated objective to 'protect, provide for and/or improve the retail function of neighbourhood centres and provide a focus for local services, the Board is concerned that the Mahon Local Area Plan, 2014 does not support the location of a discount store on Jacobs Island, and that the Avenue De Rennes location is the preferred location for the delivery of a neighbourhood centre with an anchor convenience store. The Board is not satisfied that, if permitted, the development would not result in a retail destination in its own right, beyond the retail needs of the local population. Having regard to the above, together with the pattern of existing and permitted development in the vicinity of the site, and the traffic constraints on the access to Jacob's Island/Mahon Point at the Mahon Junction on the N40 Cork South Ring Road, it is considered that the proposed scale of commercial floor space and in particular the retail content is in excess of that required to serve local needs given the population of Jacob's Island and will result in the majority of custom being car-borne, from outside Jacob's Island. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Cork City Development Plan 2015-2021 has a strategic objective (Objective 5.1(h)) to protect the capacity, efficiency and safety of national

roads and associated junctions. It is recognised that there are currently capacity constraints at the N40 Mahon Junction. It is considered that retail provision of the scale proposed should be, in general, located so as to minimise car dependence and, more specifically, to avoid reliance on Mahon Junction, a component of the strategic, national road infrastructure, for access. It is further considered that the proposed development would have an adverse effect on traffic congestion and would, therefore, endanger public safety by reason of traffic hazard.

Board Member: _____ Date: 18th November 2016
G.J. Dennison