



An
Bord
Pleanála

Board Direction

PL28.246927

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 16th 2016.

The Board decided, on a vote of 2 to 1, to refuse outline permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The majority of the proposed development site (c. 80%) is located in an area zoned 'ZO13 – Sports Grounds' in the Cork City Development Plan, 2015 – 2021, where the objective is 'to protect, retain and enhance the range and quality of sports facilities and grounds'. Under the terms of the Development Plan (paragraph 15.20 and objective 11.9), there is a presumption against the loss of land zoned sports ground to other forms of development. The proposed development would, therefore, materially contravene Zoning Objective 'ZO13' of the Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of inadequate provision of public open space and unacceptable levels in relation to private open space provision, and by reason of undue proximity to adjoining property, would be contrary to the provisions of the Cork City Development Plan, 2015–2021 (including paragraphs 16.61 and 16.64), and the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas", issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, represent a substandard form of development that would seriously injure the residential amenities of properties in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 16th November 2016
Philip Jones