



An  
Bord  
Pleanála

**Board Direction**  
**PL04.247900**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 27<sup>th</sup> 2017.

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

### **Reasons and Considerations**

Having regard to the planning history of the site and adjacent landholding, to the extent of permitted retail development in the area, and to the designation of Eastgate Village as a Level 4 Neighbourhood Centre for Little Island, it is considered that the proposed development would represent a level of convenience retailing that would not be appropriate to this neighbourhood, would be likely, by reason of its scale and location, to draw customers from areas outside Little Island and would thereby adversely affect the vitality and viability of existing and future retail development in other existing town and village centres within the wider catchment, including the settlements of Glounthaune, Carrigtwohill and Glanmire. The proposed development would, therefore, be contrary to the Ministerial Guidelines as set out in the Retail Planning Guidelines for Planning Authorities, issued by the Department of the Environment, Community and Local Government in April 2012, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 27<sup>th</sup> September 2017

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Philip Jones