



An  
Bord  
Pleanála

**Board Direction**  
**BD-002788-19**  
**ABP-303368-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2019.

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:

- (a) The proximity of the site to the N25 and the R629 roundabout and to the proposal to replace this roundabout with a grade-separated junction as part of a wider upgrade scheme for the N25 between Carrigtwohill and Midleton, which is identified under Objective TM-3 of the Cork County Development Plan 2014 – 2020 as a key national road project, and
- (b) The existence under Option 3 for the said grade-separated junction of a south western slip road, which would encroach upon the site and, in particular, that portion of the site which is reserved for a proposed roadway that would provide the only available means of access to this site,

the Board considers that, contrary to Item(b) of Objective TM-3, the proposal would fail to reserve lands that may be needed for the grade-separated junction and so to accede to it at this point in time would potentially compromise lands needed for this junction. Accordingly, this proposal would be premature and so it would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/04/2019

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Dave Walsh