



An  
Bord  
Pleanála

**Board Direction**  
**BD-003577-19**  
**ABP-304014-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2019.

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 Section 2.9 of the Spatial Planning and National Roads Guidelines and Objective TM 3-1 of the Cork County Development Plan 2014 – 2020, the Board considered that, as the site lies within the Route Protection Corridor of the Cork Northern Ring Road (N22/N20/M8) which is a Project Critical to the Delivery of Planned Development, the proposal would be premature in advance of the finalisation of the design of the proposed upgraded junction between the N22 and the L-2216 within this Corridor. Accordingly, to consent to this proposal would risk compromising the future design and would fail to preserve the Route Protection Corridor and would materially contravene Objective TM 3-1 of the Development Plan and be contrary to the above-mentioned Guidelines and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/07/2019

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Paul Hyde