



An  
Bord  
Pleanála

**Board Direction**  
**BD-003977-19**  
**ABP-304541-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/9/2019.

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

### **Reasons and Considerations**

1. Having regard to Map 3 of the Skibbereen Town Development Plan 2009 – 2015 and to Objective SK-GO-04 of the West Cork Municipal District Local Area Plan 2017, the site is the subject of an indicative route of a future distributor road, which is also the subject of a Traffic and Transportation Strategy for Skibbereen. In advance of a detailed design of this route, which would entail the construction of a new road across the subject site, the proposed car park extension would be premature pending the determination of the planning authority of a road layout for this area. The proposed development would, therefore, materially contravene objectives of the Town Development and Local Area Plans and would be contrary to the proper planning and sustainable development of the area.

**Note:** Furthermore, having regard to Map 3 and Paragraph 12.2.4 of the Skibbereen Town Development Plan 2009 – 2015, the site is zoned mixed use and it is identified as lying within a landmark site centred around the Baltimore Road Roundabout. The proposal is for a surface car park, a development that would represent a sub-optimal one from urban design and

townscape perspectives for a site that enjoys a landmark status in the Town Development Plan. Accordingly, as the proposal would not be commensurate with the landmark status of the site and as it would entail the over-provision of car parking spaces, it would not be an appropriate retail use of this site and so to accede to it would contravene the site's zoning. The proposal would thus be contrary to the proper planning and sustainable development of the area.

The Board agreed with the inspector on this issue but considered it was a new issue. However, in light of the substantive reason for refusal set out at 1. above, the Board decided not to issue a Section 137 notice to the applicant on this issue.

Copy of board direction to issue with order.

**Board Member**

**Date:** 06/09/2019

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Maria FitzGerald