



An
Bord
Pleanála

Board Direction
BD-007079-20
ABP-308072-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2020.

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

Reasons and Considerations

The site of the proposed development is located immediately adjoining a business park to the north (Owenacurra Business Park) which includes a number of light industrial units in close proximity to the site, a retail park and shopping centre to the east (Market Green) with its associated large retail units and surface parking, and a distributor road to the south which is a principal vehicular access route into the retail park and shopping centre. The site forms part of lands zoned with a Specific Development Objective in the East Cork Municipal District Local Area Plan to provide for the development of non-retail town centre uses including office-based employment, leisure, civic or healthcare uses and retail warehouse uses selling bulky format goods (Objective MD T-01). Furthermore, the provisions of Cork County Development Plan include objectives which seek to protect business development and industry from inappropriate development which could adversely affect the function of business and industrial development (Objectives EE 4-3 and EE 4-4).

It is considered that the development of residential units as a second phase of residential development at this location, resulting in a further erosion of zone lands to which Specific Development Objective MD T-01 applies, would be contrary to the zoning objective for these lands. In addition, having regard to the established pattern of development in the area, it is considered that the siting of the proposed residential development, in close proximity to light industrial units and accessing the distributor road which serves the retail park, would conflict with established neighbouring uses and would be substandard in terms of residential amenity arising from the intensity, nature and proximity of the established land uses. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the inspectors recommended reason for refusal no 2 the Board was satisfied, given the scale and quantum of units in the proposed development, that the matter could be satisfactorily addressed by way of condition.

Board Member

Date: 02/12/2020

Paul Hyde