

An
Bord
Pleanála

Board Direction
BD-009849-22
ABP-311045-21

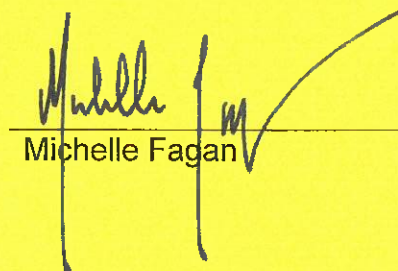
The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2022.

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 location of the site of the proposed development within a route option corridor which is currently under consideration as part of the Cork City Northern Transport Project (formerly known as the Cork Northern Ring Road) and which is a strategically important project critical to the delivery of planned development, the preservation of which is an objective of Cork City Development Plan 2015-2021 and is identified as a strategic transport route in the Cork Metropolitan Area Transport Strategy 2040, by reason of the nature and scale of the proposed development, would be premature development pending the determination of the preferred route alignment of this road project. The proposed development would, therefore, contravene an objective of the current Cork City Development Plan, would be contrary to the provisions of the Cork Metropolitan Area Transport Strategy and to Section 2.9 of the Spatial Planning and National Roads Guidelines for Planning Authorities, (issued by the Department of the Environment, Community and Local Government in 2012), and would be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 25/01/2022