



An
Bord
Pleanála

Board Direction
BD-012073-23
ABP-312342-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development is located in an area where the Land Use Zoning Objective ZU 18-10 applies, as indicated in the Cork County Development Plan 2022-2028. This objective seeks to facilitate development that supports in general the employment uses of Existing Mixed/General Business/Industrial Areas.

Development that does not support, or threatens the vitality or integrity of the employment uses of these areas shall not be permitted. This objective is considered reasonable. Residential use is not listed as an appropriate use on such zoned lands in the said Development Plan. The proposed development would thus contravene Objective ZU 18-10 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed residential use at this location would contravene the land use zoning objective for the development site as indicated in the recently adopted statutory plan for the area.

Board Member



Tom Rabbette

Date: 04/05/2023