

An
Bord
Pleanála

Board Direction
BD-010770-22
ABP-312553-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/05/2022.

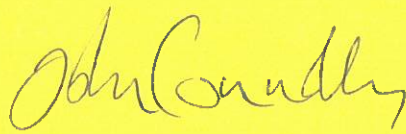
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development would, by reason of the scale of the proposed retail expansion, be contrary to the policies and objectives of the Cork City Development Plan 2015 - 2021, including Objective 4.6 and Sections 4.19 and 15.10, with regard to Neighbourhood Centres, the expansion of same and their primary purpose to fulfil a local shopping function. It is considered that the proposed application does not comply with the requirements of the above objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development site is considered an out-of-centre site in accordance with the order of priority for the location of retail developments as set out in the Retail Planning Guidelines for Planning Authorities 2012 and Section 4.45 of the Cork City Development Plan 2015 - 2021. In this regard only in exceptional circumstances can such sites be considered, where it is demonstrated that no other sites or potential sites including vacant units are available and viable. It is considered that the retail impact assessment and sequential test submitted as part of the application fails to consider fully the

availability of alternative sites within established neighbourhood centres in the catchment. The proposed development would be in conflict with the Ministerial guidelines and the provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 25/05/2022

John Connolly