

An  
Bord  
Pleanála

**Board Direction**  
**BD-012251-23**  
**ABP-312980-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2023.

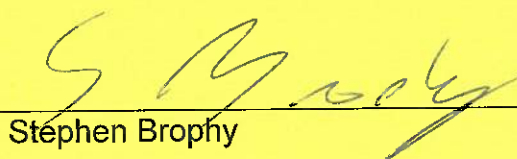
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site is located in an area zoned objective Town Greenbelt (GB 1-1) in the Cork County Development Plan 2022-2028. It is the stated objective of such zoning to strongly discourage new individual housing from being located within the greenbelts around the Main Towns - Objective RP 5-20 refers. Having regard to the nature of the proposed development, the Board is not satisfied that the scheme would be in accordance with any relaxation to the restriction in terms of the provisions of Objectives RP 5-4, RP 5-16 or RP 5-17 of the Plan. The Board, therefore, considers that the proposed development would materially contravene the zoning objective, as set out in this plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located on a minor road which is seriously substandard in terms of width and alignment as well as having a lack of public footpaths or lighting. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users, would lead to

conflict between road users, that is, vehicular traffic, pedestrians and cyclists, and would be contrary to the proper planning and sustainable development of the area.

Board Member

  
Stephen Brophy

Date: 23/05/2023