

An
Bord
Pleanála

Board Direction
BD-013200-23
ABP-313972-22

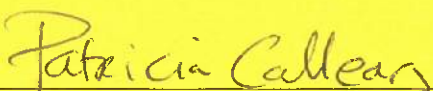
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2023.

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 is located on lands zoned as ZO 01, Sustainable Residential Neighbourhood, in the Cork City Development Plan 2022-2028, where it is an objective to "*To protect and provide residential uses and amenities, local services and community, institutional, educational and civic uses.*" The proposal includes the removal of local services for use as a betting shop which does not comply with these land use objectives. Furthermore, the Board was not satisfied that the proposed development involving the removal of existing local services within a neighbourhood centre would be in compliance with the guidance for betting shops in Section 11.189 of the development plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Callear

Date: 10/08/2023