

An
Bord
Pleanála

Board Direction
BD-014309-23
ABP-314635-22

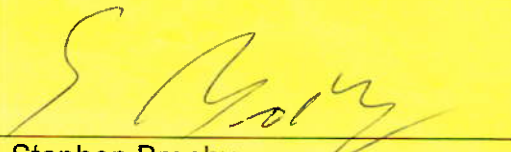
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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 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 January, 2012, and to sections 4.138, 4.139 and 4.140 of the Cork City Development Plan 2022 – 2028, the Board considered that, as the site lies proximate to road reservation line for the Cork City Northern Transport Project (CCNTP) formerly the Cork North Ring Road (CNRR), as set out in the Cork Metropolitan Area Transport Strategy (CMATS) and the Cork City Development Plan 2022, the proposal would be premature in advance of the finalisation of the design. Notwithstanding the appellant's view that a more refined route has been identified by the NRO, the Board noted that the Cork City Development Plan has not been varied in this regard. Accordingly, to grant permission for this proposal would risk compromising the future design, would fail to preserve the Route Protection Corridor, would materially contravene the development plan and would be contrary to the afore-mentioned Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member



Stephen Brophy

Date: 25/10/2023