



An  
Bord  
Pleanála

**Board Direction**  
**BD-014295-23**  
**ABP-314809-22**

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**

The proposed development would be located on a site which currently forms part of a green area of an executed planning permission (Cork County Council Register Reference Number 01/1391) for a residential development. The proposed development, by reason of its location, would be contrary to Objective 6.18 and section ZO 1.7 of the Cork City Development Plan 2022-2028, which states that there will be a presumption against development on all open space in residential estates, including any green area or public amenity area that formed part of an executed planning permission, and would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member**

*Eamonn James Kelly*

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**Date:** 25/10/2023