



An
Bord
Pleanála

Board Direction
BD-016077-24
ABP-315303-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2024.

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

Reasons and Considerations

The appeal site is located within a designated greenbelt outside of the development boundary for Mitchelstown as defined within the Cork County Development Plan 2022-2028. Having regard to:

- The location of the site outside of the development boundary of Mitchelstown on unzoned lands within the designated Mitchelstown Greenbelt and the requirements of Objective RP-5-19 which seeks to *"retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns"*
- The nature and scale of the development which includes a 105 no. bed nursing home and retirement village (comprising 40 residential units and ancillary accommodation) and the requirements of Objective RP 5-19 which outlines that within designated greenbelts, land is generally reserved for agriculture, open space or recreation uses.
- The requirements of Objective HOU 4-3 of the Plan which supports the development of housing suitable for older people on infill, opportunity and regeneration sites within town and village centres.

- The limited capacity of the Mitchelstown Waste Water Treatment Plant and the existing supply of undeveloped zoned land within the development boundary of Mitchelstown.

it is considered that the proposed development, would be contrary to Objectives RP5-19 and HOU 4-3 of the Cork County Development Plan 2022 to 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board also had concerns relating to the proposals for treatment of waste water on site, including the location of the proposed treatment plant and pump, which may be located contrary to objective WM 11-9 of the Cork County Development Plan. However in light of the above substantive reason for refusal it was decided not to consider this issue further at this time.

Board Member



Stephen Brophy

Date: 15/04/2024