



An  
Bord  
Pleanála

**Board Direction**  
**BD-014133-23**  
**ABP-316508-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2023.

The Board decided to **set aside** the determination of the local authority generally in accordance with the Inspector's recommendation and for the reasons and considerations as follows:

#### **Reasons and Considerations**

Having regard to the determination by the local authority, the submitted grounds of appeal, the provisions of the section 653B of the Taxes Consolidation Act 1997, as amended, and the RZLT Guidelines; a transport infrastructure upgrade designation traverses the southwestern bounds of the site as it abuts the N8, specifically the 'M8 Cork to Ringaskiddy', as such this portion of the site should be excluded from the RZLT map under Section 653B(c)(iii)(II). In addition, and with the removal of this portion of the site, there is no alternative existing access connecting the site to the public road and pedestrian network, which would also facilitate connection to utilities. Upgrades to connect to existing provision, would likely require works on lands in third party ownership, and as such cannot be considered in-scope for the RZLT.

Board Member

Date: 13/10/2023

Una Crosse