

An
Bord
Pleanála

Board Direction
BD-015541-24
ABP-317233-23

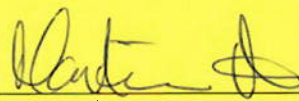
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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 the location of the proposed development on a site of green open space, it is considered that the proposed development would result in a material reduction in the quantity and quality of open space available within the estate and would have an unacceptable material impact on the permitted residential scheme under Reg. Ref. 19/6045. The proposed development would seriously injure the residential amenity of residents contrary to policy objectives GI14-4, GI 14-6, ZU18-9 and MM-GO05 of the Cork County Development Plan 2022 - 2028 and would set an undesirable precedent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 26/02/2024