



An  
Bord  
Pleanála

**Board Direction**  
**BD-014210-23**  
**ABP-317455-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2023.

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

#### **Reasons and Considerations**

The Board had regard to the Cork County Development Plan 2022-2028 including Objective ZU 18-9, Objective TM 12-8 and Objective TM 12-9. The proposed development by reason of its design and site layout in the curtilage of an existing of a dwelling house where extensive site works are required to facilitate same, together with proximity to an existing ESB substation would represent an unduly incongruous development in an existing residential area which would represent an inappropriate form of development. Taken together with the unacceptable proposed access and on-site carparking arrangement that is to be shared with the existing dwelling house, it is considered that the proposed development would be substandard and would set an undesirable precedent for similar types of development in the vicinity and throughout the county and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Eamonn James Kelly*

**Date:** 20/10/2023

Eamonn James Kelly