

An  
Bord  
Pleanála

**Board Direction**  
**BD-018303-24**  
**ABP-319011-24**

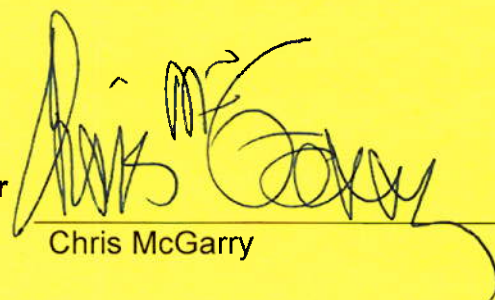
The submissions on this file and the Inspector's report were considered at Board meetings held on 01/10/2024 and 26/11/2024.

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 ZO 15 Public Open Space zoning of the site, the objective of which is 'to protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities' as indicated in the Cork City Development Plan 2022-2028, and by reference to the totality of the documentation on file, including the Section 137 notice from An Bord Pleanála dated 16<sup>th</sup> October 2024, issued to all parties and the response from the applicant dated 5<sup>th</sup> November 2024, it is considered that the proposed development, which is for residential use, would materially contravene the said zoning objective and would constitute an inappropriate form of development at this location. Furthermore, having regard to zoning objectives within the wider area which include residential zoning, it is considered that future residential development would be better allocated to those areas specifically zoned for that purpose, and that a material contravention of the open space zoning objective is not warranted in this instance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 26/11/2024