



An
Bord
Pleanála

Board Direction
BD-018652-25
ABP-320773-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2025.

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

Reasons and Considerations

- 1) Having regard to the Cork County Development Plan 2022-2028, and the location of the proposed development in an area where Land Use Zoning Objective CL-GA-04 seeks to provide open space with provision for playing field and pedestrian walk, and having regard to Objective ZU 18-13, that no development other than development which supports Green Infrastructure will be considered in these areas, and given that residential use is not listed as an appropriate use on such zoned lands, the Board considered that the proposed development would contravene Objectives CL-GA-04 and ZU 18-10 and be contrary to the proper planning and sustainable development of the area.
- 2) Having regard to the location of the proposed development in the vicinity of the Kilnagleary Bridge, which is a protected structure (RPS ID2973), and given that the documents and drawings submitted with the application and appeal do not adequately demonstrate that the proposed flood defence wall will not have a negative impact on the protected structure, the Board considered that the proposed development would be contrary to Objective HE 16-14 (f) of the CDP, which seeks to ensure that development proposals are not detrimental to the special character and integrity of the protected structure and its setting, and that

it would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


MaryRose McGovern

Date: 15/01/2025