

An
Coimisiún
Pleanála

Direction
CD-020517-25
ABP-322392-25

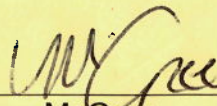
The submissions on this file and the Inspector's report were considered at a meeting held on 20/08/2025.

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

Planning

Commissioner:

Date: 25/08/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

The subject site is located in an area zoned "Objective ZU18-10: Existing Mixed/General Business/Industrial Uses" in the Cork County Development Plan 2022-2028, where it is an objective of the planning authority to "Facilitate development that supports in general the employment uses of the Existing Mixed/General Business/Industrial Areas". Objective ZU18-10 goes on to state that "Development that does not support, or threatens the vitality or integrity of the employment uses of these areas shall not be permitted". The Commission has determined that the proposed development of a housing scheme of 24 no. residential units at this location would not directly support established or future employment uses of this general area and that the proposed development would therefore

contravene the specific land use zoning objective which applies to the subject site. Accordingly, the proposed development would be contrary to the land use provisions of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the provisions of section 37(2)(a) of the Planning and Development Act 2000 (as amended) which states that the Commission may decide to grant a permission even if the proposed development contravenes materially the development plan, but considered that it would not be appropriate to grant planning permission for the development of 24 new residential units in this instance given the sites peripheral location at the edge of the built-up area of Carrigaline, its distance from the town centre, the availability of lands zoned specifically to facilitate new residential development within the settlement boundary of Carrigaline and the distances between the subject site and such residentially zoned lands, and the need to ensure the planned sequential expansion of the settlement having regard to the supporting physical and social infrastructure, pedestrian connectivity, access to services and residential amenities.