

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

## Cork County

**Planning Register Reference Number: 16/06651**

An Bord Pleanála Reference Number: PL 04.247900

**APPEAL** by Brian O’Keeffe of Unit 615 Harbour Point Business Park, Little Island, County Cork against the decision made on the 19<sup>th</sup> day of December, 2016 by Cork County Council to grant subject to conditions a permission to Eastgate Developments (Cork) Unlimited Company care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

**PROPOSED DEVELOPMENT:** A convenience retail store consisting of the construction of a one and part two-storey convenience retail store with ancillary off-licence, modifications to the existing car park and internal access road and all ancillary signage, bicycle and car parking and site development works at Eastgate Retail and Business Park, Eastgate Village, Castlevue, Little Island, County Cork.

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the planning history of the site and adjacent landholding, to the extent of permitted retail development in the area, and to the designation of Eastgate Village as a Level 4 Neighbourhood Centre for Little Island, it is considered that the proposed development would represent a level of convenience retailing that would not be appropriate to this neighbourhood, would be likely, by reason of its scale and location, to draw customers from areas outside Little Island and would, therefore, adversely affect the vitality and viability of existing and future retail development in other existing town and village centres within the wider catchment, including the settlements of Glounthaune, Carrigtwohill and Glanmire. The proposed development would, therefore, be contrary to the Ministerial Guidelines as set out in the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in April, 2012 and would be contrary to the proper planning and sustainable development of the area.

---

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2017.**