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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 18/06085**

**APPEAL** by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 29<sup>th</sup> day of November, 2018 by Cork County Council to grant subject to conditions an outline permission to Sharon Parkinson care of Harrington O'Flynn Consulting Engineers Limited of 16 Roselane, Ballinacurra, Midleton, County Cork.

**Proposed Development:** Construction of a dwelling, entrance and associated site works, at Bailick Avenue, Midleton, County Cork.

**Decision**

**REFUSE** outline permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by 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:

- (a) The proximity of the site to the N25 and the R629 roundabout and to the proposal to replace this roundabout with a grade-separated junction as part of a wider upgrade scheme for the N25 between Carrigtwohill and Middleton, which is identified under Objective TM-3 of the Cork County Development Plan 2014-2020 as a key national road project, and
- (b) The existence under Option 3 for the said grade-separated junction of a south-western slip road, which would encroach upon the site and, in particular, that portion of the site which is reserved for a proposed roadway that would provide the only available means of access to this site,

the Board considers that, contrary to Item (b) of Objective TM-3, the proposal would fail to reserve lands that may be needed for the grade-separated junction and so to accede to it at this point in time would potentially compromise lands needed for this junction. Accordingly, the proposed development would be premature and would be contrary to the proper planning and sustainable development of the area.

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**Dave Walsh**

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

**Dated this            day of            2019.**