



---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 21/40219**

**APPEAL** by Javcon Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, Cork, County Cork against the decision made on the 14<sup>th</sup> day of July, 2021 by Cork City Council to refuse permission to Javcon Limited.

**Proposed Development** Construction of a single storey, one-bedroom residential dwelling and all ancillary site development works, all at Silverheights Road and North Ring Road, Mayfield, Cork.

**Decision**

**REFUSE 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 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 location of the proposed development within a route option corridor which is currently under consideration as part of the Cork City Northern Transport Project (formerly known as the Cork Northern Ring Road) and which is a strategically important project critical to the delivery of planned development, the preservation of which is an objective of Cork City Development Plan 2015 - 2021 and is identified as a strategic transport route in the Cork Metropolitan Area Transport Strategy 2040, it is considered that, by reason of the nature and scale of the proposed development, the proposed development would be premature pending the determination of the preferred route alignment of this road project. The proposed development would, therefore, contravene an objective of the current Cork City Development Plan, would be contrary to the provisions of the Cork Metropolitan Area Transport Strategy and to Section 2.9 of the "Spatial Planning and National Roads Guidelines for Planning Authorities", issued by the Department of the Environment, Community and Local Government in January 2012, and would be contrary to the proper planning and sustainable development of the area.



---

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 27<sup>th</sup> day of January 2022.

