



An
Bord
Pleanála

Board Order
ABP-312342-21

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 20/06940

APPEAL by Shane and Eva Williamson of Mendip Cottage, Kilnagleary, Carrigaline, County Cork and by Others against the decision made on the 6th day of December, 2021 by Cork County Council to grant subject to conditions a permission to GOCE Limited care of CEA Architects of 15 Mill Road, Middleton, County Cork

Proposed Development: Construction of a housing scheme of 24 residential units, consisting of eight number semi-detached dwellings and 16 number apartments and all associated site development works, at Kilnagleary, Carrigaline, County Cork.

Decision

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

Reasons and Considerations

The proposed development is located in an area where the Land Use Zoning Objective ZU 18-10 applies, as indicated in the Cork County Development Plan 2022-2028. This objective seeks to facilitate development that supports in general the employment uses of Existing Mixed/General Business/Industrial Areas. Development that does not support, or threatens, the vitality or integrity of the employment uses of these areas shall not be permitted. This objective is considered reasonable. Residential use is not listed as an appropriate use on such zoned lands in the said development plan. The proposed development would therefore, contravene Objective ZU 18-10 and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed residential use at this location would contravene the land use zoning objective for the development site as indicated in the recently adopted statutory plan for the area.



Tom Rabbette

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

Dated this 5th day of May 2023.