

An
Bord
Pleanála

Board Order
ABP-313284-22

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/05582

APPEAL by Kerry EMEA Region Newmarket care of Lynch and Associates of The Corner House, South Square, Macroom, County Cork against the decision made on the 14th day of March, 2022 by Cork County Council to grant subject to conditions a permission to Gerard Hannon care of Buckley Consultants of Ballydesmond, Mallow, County Cork.


Proposed Development: Construction of two number two-storey dwellinghouses along with all associated ancillary site works at Emmett Place, Scarteen Lower, Newmarket, County Cork.

Decision

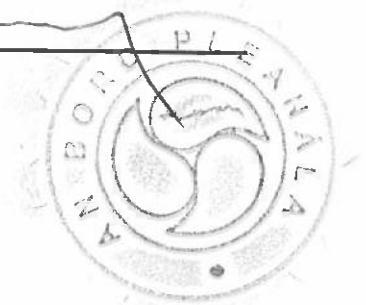
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the ZU 18-10 zoning of the site in the Cork County Development Plan 2022-2028, identified as Existing Mixed/General Business/Industrial Uses, the objective of which is to protect existing uses and support expansion, where appropriate, of existing uses while not permitting uses that would threaten the vitality and integrity of the primary use of these areas, and to the location of the site adjoining Newmarket Co-Operative Creameries and on the access road to the Cheese Plant facility, it is considered that the proposed development, which comprises residential development, would contravene the said zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 17th day of June 2023.