



An  
Bord  
Pleanála

**Board Order**

**ABP-314635-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 22/41223**

**Appeal** by Classes Land ULC care of DMNA Limited of 21 Patrick's Hill, Cork against the decision made on the 23<sup>rd</sup> day of August, 2022 by Cork City Council to refuse permission.

**Proposed Development:** Construction of one number new two-storey detached residential dwelling, new vehicular entrance and all associated site development works, including the removal of the existing earthen berm and construction of a new 2.4-metre-high masonry noise barrier along the western boundary of the site, all at Steeplewoods, Killumney Road, Carrigrohane, Cork.

## **Decision**

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

## Reasons and Considerations

Having regard 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 to sections 4.138, 4.139 and 4.140 of the Cork City Development Plan 2022-2028, it is considered that, as the site lies proximate to the road reservation line for the Cork City Northern Transport Project (CCNTP) formerly the Cork North Ring Road (CNRR), as set out in the Cork Metropolitan Area Transport Strategy (CMATS) and the development plan, the proposed development would be premature in advance of the finalisation of the design. Notwithstanding the applicant's view that a more refined route has been identified by the National Roads Office, the Board noted that the Cork City Development Plan has not been varied in this regard. Accordingly, to grant permission for the proposed development would risk compromising the future design, would fail to preserve the Route Protection Corridor, would materially contravene the development plan and would be contrary to the aforementioned Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  

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**Stephen Brophy**

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

Dated this 9<sup>th</sup> day of November 2023.