



An
Bord
Pleanála

Board Order ABP-318990-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 23/42447

Appeal by Isara Mosby of Thomond, Belvedere, Farmers Cross, Cork against the decision made on the 16th day of January, 2024 by Cork City Council to refuse permission.

Proposed Development: Demolition of an existing two-storey dwelling and attached domestic garage and for the construction of three number two-storey dwellings. Permission is also sought for a new vehicular entrance and to maintain two number existing vehicular entrances and all associated site works, all at Beau Pre, Mount Ovel, Rochestown, Mounthovel (Townland), Cork.

Decision

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

Reasons and Considerations

It is considered that the proposed development would be premature pending the determination by the planning authority and Transport Infrastructure Ireland of a road layout for the area, namely the proposed junction layout and upgrade works to Saint Patrick's Roundabout in connection with the design review for the M28 Cork to Ringaskiddy Road Project and the Rochestown to Douglas Active Travel Scheme. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 04 day of November 2024.