



An
Bord
Pleanála

Board Order
ABP-320773-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 24/5145

APPEAL by David and Ashley O'Regan care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 13th day of August, 2024 by Cork County Council to refuse outline permission.

Proposed Development: The construction of a dwelling house and all other associated drainage, landscaping, boundary treatment and site development works at Kilnagleary, Carrigaline, County Cork.

Decision

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

Reasons and Considerations

1. Having regard to the Cork County Development Plan 2022-2028, and the location of the proposed development in an area where Land Use Zoning Objective CL-GA-04 seeks to provide open space with provision for playing field and pedestrian walk, and having regard to Objective ZU 18-13, that no development other than development which supports Green Infrastructure will be considered in these areas and given that residential use is not listed as an appropriate use on such zoned lands, the Board considered that the proposed development would contravene Objectives CL-GA-04 and ZU 18-10 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development in the vicinity of the Kilnagleary Bridge, which is a protected structure (RPS ID2973), and given that the documents and drawings submitted with the application and appeal do not adequately demonstrate that the proposed flood defence wall will not have a negative impact on the protected structure, the Board considered that the proposed development would be contrary to Objective HE 16-14 (f) of the Cork County Development Plan 2022-2028, which seeks to ensure that development proposals are not detrimental to the special character and integrity of the protected structure and its setting and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this 16 day of January 2025