



An
Bord
Pleanála

Board Direction
BD-006371-20
ABP-306802-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the character of the historic streetscape that forms an integral part of the Blackrock Road Architectural Conservation Area, which is characterised by masonry walls and cast-iron railings, and to the character of the property which is listed on the NIAH (reference no. 20868113), and which is enclosed by an original masonry wall with Georgian wrought iron railings, it is considered that the proposed development which would remove the central section of the wall and railings, and introduce a 3.5 metre-wide vehicular entrance gate and associated driveway to the front of the dwelling within the front garden, would result in the loss of historic fabric and adversely affect the integrity of the property, would detract from the character of the Architectural Conservation Area and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the provisions of the Cork City Council Development Plan 2015-2021, would create an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/08/2020

Terry Ó Niadh

Note: The Board noted the Inspectors recommended second reason for refusal and agreed that the proposed development would give rise to a traffic hazard and obstruction of road users by reason of the increased width of the entrance and driveway on this residential roadway and would be contrary to policy 16.73 of the Cork City Development Plan 2015-2021 and therefore to the proper planning and sustainable development of the area. The Board considered this to be a new issue, but that in light of the already substantive reason for refusal, decided not to pursue this aspect further.