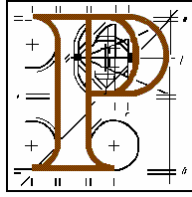


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Cork City

Planning Register Reference Number: T.P.09/34021

An Bord Pleanála Reference Number: PL 28.237346

APPEAL by Ronan Traynor of 14 Penrose Wharf, Cork, by An Taisce Corcaigh of PO Box 26, Togher, Cork and by Southlink Construction Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 20th day of July, 2010 by Cork City Council to grant subject to conditions a permission to the said Southlink Construction Limited in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of the Market Tavern and Motor Arms public houses and the construction of a mixed use office and bar/restaurant development comprising basement level (meeting room, personal fitness centre, kitchen, ancillary function/conference room and ancillary facilities), bar/restaurant at ground floor level and offices at first to fifth floor levels, roof garden, basement and roof plant area, Electricity Supply Board substation, external landscaped area and all associated site development works. The total gross floor area of the development including basement is 3,826.42 square metres, all on lands bounded by Anglesea Street, Copley Street, Cotters Street, Cork.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. It is an objective of the current development plan that the demolition of existing buildings within the city centre will not be permitted without positive redevelopment proposals, and that planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it. Having regard to the prominent location of the site, the existing character of the streetscape at this location and the height, bulk and mass of the proposed building, it is considered that the proposed development would be visually obtrusive to the detriment of the visual amenity of the streetscape, and does not justify the demolition of the existing historic buildings at this prominent city junction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted size of the site, the pattern of development in the immediate vicinity which includes residential development in close proximity and the mass, bulk and height of the development proposed, it is considered that the proposed development would have an unduly overbearing impact on adjoining residential property, and would result in an unacceptable loss of daylight to these properties which would seriously injure the residential amenities of adjoining occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2010.