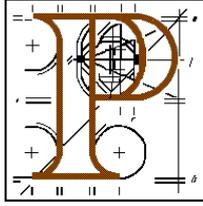


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork City

Planning Register Reference Number: 15/36559

An Bord Pleanála Reference Number: PL 28.245844

APPEAL by Joe Power care of Hudson Associates Architects of The Verger's Cottage, Monkstown, County Cork against the decision made on the 10th day of November, 2015 by Cork City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new two-storey dwellinghouse adjoining the existing dwelling Number 3, including modifications to the existing gable of Number 3 and all associated site works at "Suncroft", Victoria Cross, 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. The site of the proposed development has flooded and is located within a 'Zone A' area, as defined in "The Planning System and Flood Risk Management – Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in 2009, and the planning application form indicates that the site flooded in November 2009. As the proposed development is for a highly vulnerable development, it is considered that the site is not suitable. It is further considered that the proposed development, both in itself and in the precedent which it would establish, would tend to exacerbate flooding in the area, would seriously injure the residential amenities of the area, would endanger public health and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board considered that the proposal did not make adequate provision for open space to serve the development of which the proposed development formed part and that the private open space provision for the proposed unit was defective in terms of lack of privacy. The proposed development would, therefore, seriously injure the residential amenity of the area and would 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 2016.