



An
Bord
Pleanála

Board Direction
PL28.248464

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 18th 2017.

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

Reasons and Considerations

It is the policy of the planning authority as set out in the Cork City Development Plan 2009-2015 that new development in Architectural Conservation Areas (ACA's) should be acceptable in terms of design, scale, materials and finishes. The Architectural Conservation Guidelines set out that where new buildings are being proposed in an ACA that quality of design will be of paramount importance and that there is a presumption in favour of minimising the visual impact of the new structure. The proposed development is located within the Shandon Architectural Conservation Area. It is considered that notwithstanding the changes between the present proposal and that refused by the Board under file appeal reference number PL28.243161 that the proposed development would continue to represent significant overdevelopment of this site. It is considered that the proposed development by reason of scale, proportion, form, excessive bulk, multiplicity of opening sizes, overhang along Old Friary Place, flat roof and prominent mansard style zinc roof would be out of character with its setting and the pattern of development in the area, would be domineering and visually obtrusive especially when viewed along Shandon Street, and would contravene the policy of the planning authority set out in the City Development Plan in relation to development within architectural conservation areas.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18.10.17

Paul Hyde