



An
Bord
Pleanála

**Board Direction
PL28 249009**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st November 2017 and were further considered at a Board meeting on 15th December, 2017. The consideration included the complete copy of the report entitled 'Planning Policy Statement' sought by the Board in its letter of 22nd November, 2017.

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 provisions of the Cork City Development Plan 2015-2021, specifically Paragraph 15.10 which states that office uses are not generally permitted in the area zoned Residential, Local Services and Institutional Uses, together with Objective 3.10, which designates specific locations for office development, it is considered that the development for which retention is sought would materially contravene the objectives of the Plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the deficient capacity of the local road network, it is considered that the development for which retention is sought, by reason of its use, scale and density, would result in unacceptable traffic congestion and consequent traffic hazard on Bull's Lane, which is narrow and has no pedestrian footpath. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

3. The development for which retention is sought would contravene the terms and conditions of planning permission Ref. No. TP07/32173, as it would involve the use of an area of open space which formed part of that permission. It would therefore seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15.12.2017

Terry Prendergast