



An  
Bord  
Pleanála

**Board Direction**  
**PL28 249077**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> February 2018.

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

### **Reasons and Considerations**

The development objectives of the Cork City Development Plan, 2015-2021, and in particular to Objective 13.4, as it relates to the Protection of Prime and Key Secondary Retail Frontage, which includes property on St. Patricks Street and the subject site, seeks to support and strengthen the higher order retail function of the City Centre and the concentration of shops within the City Centre Retail Area. Having regard to the nature and scale of the proposed non retail use, in particular at ground floor level in this prime retail frontage, it is considered that the proposed development, if permitted, would contravene the objectives of the Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09.02.2018

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Terry Prendergast