



An
Bord
Pleanála

Board Direction
BD-001937-18
ABP-301911-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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 Zoning Objective Z01 City Centre Retail Area and to the Cork City Retail Strategy and the designation of McCurtain Street as a Key Secondary Retail Frontage, as set out in the current Cork City Development Plan 2016-2022, and to the nature of the uses in the vicinity of the site, it is considered that the replacement of a retail unit with an extension to a leisure use which would result in the loss of an active ground floor use frontage, would be inconsistent with the retail strategy which seeks to reinforce the primacy and retail function of the City Centre Retail Area and to maintain the character and vibrancy of the designated shopping streets. The proposed development would, therefore, materially contravene Zoning Objective Z01 and Objective 4.3 of the current Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/12/2018

John Connolly