



An  
Bord  
Pleanála

**Board Direction**  
**BD-002721-19**  
**ABP-302677-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2019.

The Board decided, by a vote of 2:1, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the siting of the proposed kiosk which would result in the impairment of existing views of Cork Harbour, and to Objective HE-16 of the Cobh Town Development Plan 2013 which seeks to restrict development that would impair views of the harbour from the town's public roads and specifically to restrict any development that would impair views of the harbour from the lower waterside roads, it is considered that the applicant has not adequately demonstrated that a more suitable, alternative option for access to the proposed viewing platform is not available. Furthermore, it is considered that the proposed spire would materially affect the character of the Town Centre Architectural Conservation Area, and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the applicant had not adequately demonstrated that a more

suitable, alternative option for access to the proposed viewing platform is not available.

**Board Member**

**Date:** 02/04/2019

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John Connolly