



An  
Bord  
Pleanála

**Board Direction**  
**BD-002698-19**  
**ABP-303020-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 27<sup>th</sup> 2019.

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 zoning of the site in the Cork City Development Plan 2015 – 2021, wherein it is the objective to '*reinforce the residential character of inner-city residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions*', it is considered that the proposed development would constitute an incongruous development type within such an area and would, by reason its use and operation, materially contravene this zoning objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the documentation submitted with the application and appeal, and in particular the capacity of the existing car park and the availability of car parking within the city centre area generally, it is considered that the proposed development, which would involve an increase in capacity of the existing car park, would undermine the policies and objectives of the planning authority to implement measures that would encourage a modal shift to sustainable transport modes, which policies and objectives are considered

to be reasonable and in accordance with national policy on Smarter Travel. The proposed development would, therefore, materially contravene policy objective 5.1 of the Cork City Development Plan 2015 – 2021, and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the prominent location of the site opposite the South Parish Architectural Conservation Area, to the historic character of Sharman Crawford Street, and its proximity to important Protected Structures, it is considered that the proposed development, by reason of its design, elevational treatment and extent of dead frontage, would result in a visually discordant feature, which would be detrimental to the distinctive architectural and historic character of this area. The proposed development would, therefore, adversely affect the South Parish Architectural Conservation Area and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28<sup>th</sup> March 2019

---

Philip Jones