



An  
Bord  
Pleanála

**Board Direction**  
**BD-004009-19**  
**ABP-304543-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2019.

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 Z04 zoning of the site in the Cork City Development Plan 2015 – 2021 and the commentary on this zoning set out in Paragraph 15.10, the Board considers that the proposed retention of an office use in Citadella House for a temporary period would contravene this Zone wherein office use is a non-conforming use and the Zoning Objective is to protect and provide for conforming uses, which in this House and in the surrounding area are predominantly residential uses. Accordingly, to accede to the proposed retention of an office use would be contrary to the proper planning and sustainable development of the area.
2. The proposed retention of an office use in Citadella House for a temporary period would be likely to generate more traffic movements on Bull's Lane than the established use of this House as a single dwelling. Due to its single lane width and straight alignment and due, too, to the absence of passing places and a public footpath, this Lane is inherently unsuited to accommodating additional traffic movements. Furthermore, the number of car parking spaces in the forecourt to Citadella House is likely to be inadequate to serve the office use of this House. Accordingly, the proposed retention of an office use would lead to traffic congestion and associated hazard, which would jeopardise

pedestrian and traffic safety. The proposal would thus be contrary to the proper planning and sustainable development of the area.

3. The proposed retention of an area of hard landscaping to the east of Citadella House and the associated proposed retention of a car parking space and vehicular access to the south of this House would lead to a permanent diminution in the amenity afforded by this area, which under permitted application 07/32173 was to have been the subject of soft landscaping, including the planting of trees. As the said area is part of a continuous communal area that accompanies the dwelling houses further to the south, the resulting diminution would be seriously injurious to the residential amenities of the area and, as such, contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/09/2019

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Terry Ó Niadh