



An
Bord
Pleanála

Board Direction
BD-004098-19
ABP-304573-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2019.

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 its scale, design and layout, including the height of retaining walls and their proximity to the proposed apartment building, it is considered that the proposed development would constitute over development of the site and would seriously injure the residential amenities of future residents.
Furthermore, the proposed development would be give rise to serious injury to the amenities of property in the vicinity and to the character of the area and would, accordingly, be contrary to the proper planning and sustainable development of the area.
2. Having regard to advice in the Sustainable Urban Housing Design Standards for New Apartments Guidelines and the car parking standards in the Cork County Development Plan 2014 – 2020, the proposal would fail to provide at least one car parking space per apartment, would be sub-standard in terms of car-parking provision and be likely to lead to overspill car parking in the surrounding area. The proposed development would endanger public safety

by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/09/2019

Terry Prendergast