



An
Bord
Pleanála

Board Direction
BD-004338-19
ABP-305082-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed development would be located on a constrained infill site with restricted access to amenity space and would constitute the refurbishment of a structure that is of poor architectural merit, which undermines the character and appearance of the streetscape on Old Youghal Road. It is a requirement under Cork City Development Plan 2015-2021 that infill proposals should not detract from the built character of the area and that adequate amenity is provided for the infill development. Having regard to the incongruous design, form and built character of the proposed structure and to the seriously deficient amenity provisions to serve the needs of the occupants of the proposed apartment, it is considered that the proposed development would constitute a structure that would fail to integrate satisfactorily with the streetscape, would as a consequence be injurious to the visual amenity of the area, would provide substandard accommodation for the future occupants of the apartment unit, and would thereby contravene the provisions of the current Cork City Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 23/10/2019

Stephen Bohan