



An  
Bord  
Pleanála

**Board Direction**  
**BD-004957-20**  
**ABP-305525-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

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

### **Reasons and Considerations**

1. The proposed vehicular access and car parking area, by reason of the resultant loss of at least two on-street car parking space in a location where there is high demand for on-street car parking, would be contrary Objective 5.31, which seeks to promote the best use of public infrastructure. The 8 no. additional car parking spaces would also be contrary to the maximum car parking standards set out in Table 16.8 of the Cork City Development Plan, 2015-2021 which aim to constrain private car trip generation and promote sustainable modes of transport. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

2. The proposed vehicular access and car parking area, by reason of the removal of 3.6m of the side boundary wall and the removal of a significant portion of the front garden area, would seriously detract from the character and setting of a house of architectural heritage which is listed on the National Inventory of Architectural Heritage (20866182) and on the character of the University College Cork / College Road / Magazine Road Architectural Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/01/2020

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Paul Hyde