



An  
Bord  
Pleanála

**Board Direction**  
**BD-005596-20**  
**ABP-306438-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2020.

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

### **Reasons and Considerations**

1. Having regard to the restricted internal floor space area, the lack of amenity and external storage provisions, the inadequacy of internal storage provisions, the single aspect nature of the development and the constrained internal layout, it is considered that the proposed development would provide substandard accommodation for the occupants of the proposed residential unit and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is an objective of Cork City Development Plan to encourage residential development throughout the city centre provided it does not prejudice the functioning of the city centre as place for mainly commercial activity and to encourage the development of residential units on upper floors of existing and new buildings in the city centre (Objective 13.11). Furthermore, it is a provision of the Plan to discourage new residential developments at ground floor level in the city centre retail area and to support residential development in this area provided it does not threaten the retail/commercial vibrancy of the city centre and it is located above ground floor level (Section 13.33). Having regard to the proposed development consisting of the replacement of a retail unit with a residential unit at ground floor level in the city centre retail area and

the consequential loss of retail floor space at ground level, it is considered that the proposed development would materially contravene the Development Plan objective and would, thus, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/04/2020

---

Michelle Fagan