



An  
Bord  
Pleanála

**Board Direction**  
**BD-006131-20**  
**ABP-306897-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 3

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Cork City Development Plan 2015-2021, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number three, was warranted, and that the proposed development, without the inclusion of condition number three, would detract from the architectural and visual amenities of the area, would detract from the streetscape and would, therefore, be contrary to the provisions of the Development Plan and would not be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

**Date:** 22/07/2020

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Terry Prendergast