



An
Bord
Pleanála

Board Direction
BD-006294-20
ABP-306914-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/08/2020.

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 location of the site in the Blackrock Road Architectural Conservation Area (ACA) (Sub-Area D – Castle Road), the identification of the residential property on this site in the National Inventory of Architectural Heritage (ref. no. 20868099), and Objective 9.30 of the Cork City Development Plan 2015 – 2021 pertaining to structures in ACAs, it is considered that the historic front boundary treatment to the site contributed to the special character of the ACA and neither the original nor the revised proposals for the replacement of this partially demolished boundary treatment would significantly enhance this special character by comparison with the contribution made by the historic one. Accordingly, to accede to the retention of the partially demolished front boundary treatment and either of the proposed replacement treatments would contravene Objective 9.30 of the Development Plan and so be contrary to the proper planning and sustainable development of the area.
2. Having regard to the carriageway and footpath widths and the horizontal alignment of Castle Road in the immediate vicinity of the site, it is considered that the use of the proposed vehicular access would be inherently hazardous, due to the limited visibility that would be available to drivers accessing or egressing this access/egress. Accordingly, to accede to this access would

endanger public safety by reason of hazard to pedestrians and traffic on this narrow road and therefore would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/08/2020

Michelle Fagan