



An
Bord
Pleanála

Board Direction
BD-008100-21
ABP-308671-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2021.

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 Z03 Zoning Objective for the site in the Cork City Development Plan 2015 – 2021, the proposal for short-term letting accommodation would not fulfil the Zoning Objective “To reinforce the residential character of the residential neighbourhood”. Furthermore, due to the proximity of the siting of the proposed units to a three-storey building to the north and to a multi-storey car park to the west, they would afford a sub-standard level of amenity to occupiers, in terms of natural light, outlook, and noise levels. The proposal would thus not accord with the residential zoning objective for the site and would not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to Objective 13.21(a) of the Cork City Development Plan 2015 – 2021 and the location of the site in Cork city centre and in a position wherein it affects both the setting of Sub-Area A, Cathedral Quarter, of the South Parish Architectural Conservation Area and the settings of the protected structures St. Marie's of the Isle Convent and the Crawford College of Art and Design, the Board considers that the proposal would by reason of its utilitarian design and appearance, detract from the settings of the Architectural Conservation Area and the protected structures and, conversely, it would fail to make a positive

contribution to the character of the surrounding historic area. As such, it would contravene Objective 13.21(a), which seeks “To ensure that new development is of the highest quality and respects, safeguards and enhances the special character of the city centre”. The proposal would thus not accord with the proper planning and sustainable development of the area.

Note: Notwithstanding the fact, that the proposed development is for a temporary three-year development, the Board considered that the density of the proposal was inappropriate for a city centre location but considered that this was a new issue and in light of the substantive reasons for refusal set out above decided not to pursue this issue.

Copy of Board Direction to issue with Board Order.

Board Member

Date: 07/05/2021

Maria FitzGerald