



An
Bord
Pleanála

Board Direction
BD-008020-21
ABP-309213-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2021.

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

Reasons and Considerations

1. The proposed development would have an adverse impact on Nos 1 and 2 Prospect Villas (NIAH Ref 20848085 and 20848084) and would disrupt the relationship between the dwellings and negatively impact on the character of the buildings. The proposed development would, therefore, seriously injure the setting and character of a historic buildings contrary to objective HE4-2 of the Cork County Development Plan 2014, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would seriously detract from the residential amenity of existing occupants of the No 2 Prospect Villas and would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Paul Hyde

Date: 27/04/2021