

An
Bord
Pleanála

Board Direction
BD-008708-21
ABP-309560-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2021.

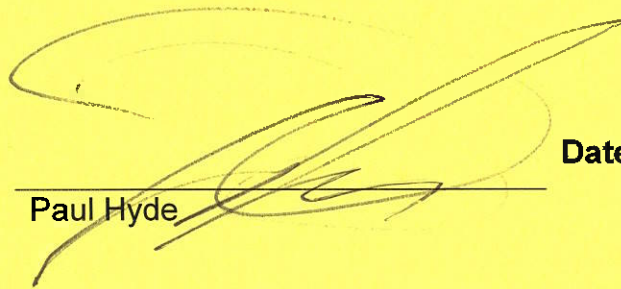
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The majority of the site is located within an area zoned ZO12 Landscape Preservation Zone in the current Cork City Development Plan the objective for which is to preserve and enhance the special landscape and visual character of the area. There is a presumption against development within this zone, with development only open for consideration where it achieves the site specific objectives as set out in Chapter 10, Table 10.2. The proposed development comprising an eight storey apartment block (Block D) has been designed as part of a larger residential development of 246 apartments and a creche in four blocks. Having regard to the refusal of permission by An Bord Pleanála under register reference ABP 308790-20 on the 25th day of May, 2021 for the 3 no. apartment blocks comprising of 179 no. apartments, creche and all associated site works which form part of the said larger development, it is considered that a grant of permission for the proposed development on its own by reason of its location, height and scale would result in a haphazard form of development that would result in an isolated apartment block in a protected landscape.

The proposed development would, therefore, materially contravene the ZO12 Landscape Preservation zoning objective and the related SE4 site specific objectives for the site as set out in Table 10.2 and would be contrary to the proper planning and sustainable development of the area

Board Member



Paul Hyde

Date: 15/07/2021