



An
Bord
Pleanála

Board Direction
BD-010203-22
ABP-311874-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2022.

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

- Table 16.2 of the Cork City Development Plan 2015 which sets out a requirement of 10% public open space provision for new residential developments
- The Urban Design Manual – a Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas which key criteria such as Inclusivity, Layout and Public Realm
- Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, issued by the Department of Housing, Local Government and Heritage (2020) sets out minimum floor areas for communal open space
- The form and layout of the proposed development
- The disposition of open space within the proposed development

It is considered that the development, as proposed, results in a poor design concept that is substandard in its form and layout due to the lack of sufficient

high quality appropriately landscaped usable open spaces, which are available for a mix of active and passive uses. As a result of the inadequate level of public open space proposed, it is considered that the proposal represents over-development of the site, would lead to conditions injurious to the residential amenities of future occupants, would not be in compliance with Table 16.2 of the operative Cork City Development Plan and would conflict with Ministerial guidelines. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to

- Hewitt's Distillery, a Recorded Monument (RMP Ref: CO074- 116), identified in the National Inventory of Archaeological Heritage (NIAH Ref. 20862040) with its categories of special interest being Architectural and Social, and which is recognised as an important part of Cork's historic distilling heritage, particularly the social and industrial heritage of the Blackpool/Watercourse Road area.
- Objective 9.1 of the operative Cork City Development Plan 2015 seeks to promote the protection of the heritage of the city and to ensure that development reflects and is sensitive to the historical importance and character of the city
- Objective 9.28 seeks the protection of NIAH and other structures of built heritage interest.
- The Architectural Heritage Protection Guidelines for Planning Authorities which note that 'The architectural quality of a historic building may be compromised if the size of openings is altered; if existing openings are blocked up; if new openings are formed... Any new openings should be sympathetic with the architectural character of the building in terms of materials, design, scale and proportion' (sections 10.2.2- 10.2.4).

The Board is not satisfied that based on the information submitted, the applicant has demonstrated that the proposed development at Parcel B, specifically the redevelopment of the Hewitt's Mills building and works

proposed to its western elevation, would not have an adverse impact on the historic character and architectural quality of the building through the removal of historic fabric and other alterations proposed. Furthermore, it is considered that while the submitted Archaeology and Built Heritage Impact Assessment describes and illustrates significant internal features, insufficient information has been provided to indicate the retention of the roof structure, trusses, corbels, internal columns, beams, beam tensioning system and fittings.

The Board considers that the proposed development would not comply with Objectives 9.1 and 9.28 of the Cork City Development Plan 2015-2021, would be inconsistent with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, would detract from the historic character of this significant industrial building and in particular, would be an unsympathetic design response to the western elevation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Inadequate information has been submitted in relation to the proposed SUDS strategy, in addition to storm water drainage and flood risk. In the absence of this information, it has not been adequately demonstrated that the proposed development would not be prejudicial to public health and would not lead to flooding 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



Michelle Fagan

Date: 09/03/2022

DECISION QUASHED