



The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/05/2023.

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

1.0 Reasons and Considerations

1.	The proposed development, with a density of 260 dwellings per hectare, would fail to comply with the Core Strategy and the Density and Building Height Strategy (in particular Objective 2.30, Objective 3.5, section 11.72, and Table 11.2) of the Cork City Development Plan 2022-2028, and represents a substantial increase in density relative to the prevailing density of residential schemes in the vicinity of the site. The proposed density is not considered to be appropriate for the site having regard to its inner suburban/ infill context, to the character of the receiving area, and to the strategic approach for compact growth to be achieved through appropriate densities in suitable locations as set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2.	The proposed development, comprising three blocks with building heights ranging between 3 to 10 storeys, would fail to comply with the Building Height Strategy (in particular Table 11.1 and sections 11.28, 11.44, 11.51, 11.54-11.57) of the Cork City Development Plan 2022-2028, and

	<p>represents a substantial increase in building height from the prevailing building heights in the vicinity of the site. Further, the proposed development would not comply with the development management principles in section 3.1, or the development management criteria set out in section 3.2 of the Plan</p>
3.	<p>The proposed development, by reason of its height, scale, and design, would represent an overly dominant and monolithic form of development relative to its immediate environment, would be visually prominent and incongruous, and would detract from the visual amenities and adversely affect the character of the area, including that of the Douglas-Donnybrook Sub-Area B: Douglas East Architectural Conservation Area. The proposed development does not constitute an appropriate design response for this suburban infill site in an architecturally sensitive location and would fail to comply with Objective 6.11, Objective 8.23, Objective 8.24, and District Centres ZO 7.4 of the Cork City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.</p>
4.	<p>The proposed development, through the absence of an appropriate dwelling unit mix, any communal open space, private open space of sufficient quantum and quality, and resident facilities and amenities of an adequate and sufficient nature, would fail to provide an adequate level of residential amenity for future occupants of the scheme. As such, the proposed development would fail to comply with Objective 3.7, Objective 11.2, and section 11.91 of the Cork City Development Plan 2022-2028, and would be contrary to the requirements of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.</p>
5.	<p>The Board is not satisfied that the Daylight, Sunlight, Overshadowing Assessment undertaken for the proposed development complies with Objective 11.4 of the Cork City Development Plan 2022-2028, nor that,</p>

on the basis of the Daylight, Sunlight, Overshadowing Assessment submitted, that the proposed development would not be detrimental to the residential amenity of existing residential properties in the vicinity of the site, in particular those in Barryscourt Apartments to the south, and that the failure of a number of proposed apartments to reach minimum daylight and sunlight target standards, in the absence of robust mitigating compensatory measures, would not result in poor residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Brophy

Date: 19/05/2023

