



An
Bord
Pleanála

Board Direction
BD-012318-23
ABP-312957-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2023.

The Board decided (in a majority decision of 2 to 1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by reason of site coverage, design, scale, bulk and massing is excessive and would by reason of the topography and the constraints of the site, result in over development of the site, be out of character with the existing residential properties in the vicinity and surrounding area. It would set a negative precedent for further inappropriate development in the vicinity of the site. The proposed development would therefore injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed development does not aid legibility and wayfinding of the streetscape due to its overly dominant scale, massing and inadequate qualitative and quantitative provision of communal open space. It would conflict with the provisions of the current Development Plan for the area, the Cork City Development Plan 2022-2028, and with minimum standards recommended in the a Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2022 and to the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities issued by the