



An
Bord
Pleanála

Board Direction
BD-013142-23
ABP-313228-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2023.

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

Reasons and Considerations

The proposed development, which is predominantly characterised by one-bedroom units, does not comply with the unit mix for apartment developments on city centre sites as identified in Tables 11.3 and 11.5 of the Cork City Development Plan 2022-2028. In addition, the proposed development does not provide high-quality, communal open space for future occupants of the scheme. As such, the proposed development would be contrary to development plan standards regarding unit mix and the development management standards for communal open space contained in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (December 2022). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 02/08/2023

Note: The Board also noted the Inspector's assessment regarding the marginal shortcomings of floor area requirements and private amenity spaces in relation to

guidelines. However, given the substantive nature of the reasons for refusal, the Board decided not to seek further information in this regard.