

An
Bord
Pleanála

Board Direction
BD-019765-25
ABP-313277-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2025.

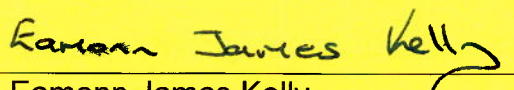
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The application site is subject to four zoning objectives under the Cork City Development Plan 2022-2028, ZO 02, New Residential Neighbourhoods, ZO 08, Neighbourhood and Local Centres, ZO 12, Education and ZO 15, Public Open Space. The ZO 12, Education zoning has a stated objective "to provide for schools and educational facilities and related development". The main purpose of this zone is to provide for the wide range of education facilities, generally comprising primary and post primary schools and third-level education facilities. Such are the only uses for consideration within this zoning apart from uses set out under ZO 08 Neighbourhood and Local Centres if such lands are not required for educational purposes. The proposed development entails the provision of part of Block F on the portion of land zoned ZO 12, Education and the uses proposed are not compatible with the zoning objective. The provision of the proposed uses within the portion of the site zoned ZO 12, Education would constitute a material contravention of land use zoning policy under the Cork City Development Plan 2022-2028 and would prejudice the future provision of educational facilities within the Cork Docklands area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development by reason of its design, scale, bulk and mass would be visually obtrusive when viewed from various viewpoints in the immediate vicinity as well as from views city wide and the surrounding hinterland of the city. The design of the tower element (Block A) and the scale of riverfront development (Blocks B, D and F) in combination with poor design in terms of façade treatment and architectural expression would seriously detract from the visual amenities and character of the area and would not constitute an adequate design response to the context and opportunity of this site. The proposed development would be seriously injurious to the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Eamonn James Kelly

Date: 26/05/2025

Note

The Board noted the Inspector's third recommended reason for refusal in relation to Objective 11.2 Dwelling Size Mix and Table 11.6 of the Cork City Development Plan 2022-2028 setting out clear unit mix requirements to be adhered to except in exceptional circumstances where justification is provided. Given the totality of information on this particular application, it was noted that this development as proposed may have been considered to fall within a reasonable range of unit mix, with sufficient justification. While this issue may have benefited from additional ventilation through a limited agenda oral hearing, the Board decided not to pursue the matter further at this time given the substantive reasons for refusal set out in the Board Order.