



An
Bord
Pleanála

Board Direction
BD-013081-23
ABP-313470-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2023.

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

Reasons and Considerations

It is considered that the pedestrian entrance design onto MacCurtain Street and the nature and extent of signage to be retained on both the MacCurtain Street and St. Patrick's Quay elevations gives rise to visual clutter, is seriously injurious to the visual amenities and character of the streetscape, would detract materially from the Architectural Conservation Area and does not present as a positive enhancement of No. 5 St. Patrick's Quay which is a protected structure. The proposed development would be contrary to the provisions of the Cork City Development Plan 2022-2028 in relation to advertising, development in Architectural Conservation Areas and to protected structures, all of which are considered to be reasonable. The development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Peter Mullan

Date: 31/07/2023