

An
Bord
Pleanála

Board Direction
BD-014598-23
ABP-314029-22


The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2023.

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

Reasons and Considerations

Having regard to the pattern and character of development in the area and the specific nature of the site, the Board considered that the applicant has failed to demonstrate that the proposed development, by reason of its height, design, materiality, prominent location and contextual relationship to the adjoining properties, would not seriously injure the visual amenities of the area and cause adverse impacts upon residential amenity from overlooking to and overshadowing of an adjacent private amenity space; and provide adequate levels of privacy for future and existing residents. The proposed development would be contrary to the requirements of Objective 3.5 Residential Density of the Cork City Development Plan 2022-2028, that seeks to ensure delivery of high quality sustainable residential development, while ensuring a balance between the protection of the established character of the surrounding area and existing residential amenities. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 16/11/2023