



An
Bord
Pleanála

Board Direction
BD-014297-23
ABP-314393-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The existing front boundary of the application site, consisting of a low wall, cast-iron railings and pedestrian gate, is one of the last few remaining original front boundaries located within the Victoria Road Architectural Conservation Area. The proposed development would result in the loss of this historic fabric and alteration of an important historic feature, which would have an adverse impact on the character and setting of the existing dwelling on the site, which itself is of regional architectural importance as indicated in the National Inventory of Architectural Heritage, and would also similarly impact on the character of the Architectural Conservation Area. The proposed development would thus be contrary to Objective 8.23(a) and Objective 8.24 of the Cork City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority's Conservation Officer's concerns as reflected in the planning authority's decision to refuse permission. In relation to precedents in the subject Architectural Conservation Area for car parking in the front

garden areas, the Board noted that where planning permissions were granted for such developments, those permissions preceded the current statutory plan for the area and the also preceded the 'Architectural Heritage Protection Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht), the Board further noted paragraphs 7.13.2 and 7.13.3 of the said Guidelines with regards to the conversion of front gardens in an Architectural Conservation Area to accommodate car parking.

Board Member



Tom Rabbette

Date: 25/10/2023