



An  
Bord  
Pleanála

**Board Direction**  
**BD-013809-23**  
**ABP-314903-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/09/2023.

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

### **Reasons and Considerations**

1. It is considered that the proposed development would be contrary to the Objectives 8.18 and 8.26, and sections 8.38 and 11.153 of the Cork City Development Plan 2022-2028 in relation to the reuse and refurbishment of historic buildings and the presumption against demolition of individual buildings and the presumption against demolition of individual buildings of character in suburban areas and villages, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development, by reason of its height, scale, and design, would be incongruous and unduly visually obtrusive resulting in a negative impact in terms of visual amenity, and would cause significant overlooking of the property to the east thereby reducing its residential amenity. As such it is considered that the proposal would be contrary to the objectives of the Cork City Development Plan 2022-2028 in relation to the development of residential units and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 20/09/2023