

An
Bord
Pleanála

Board Direction
BD-015503-24
ABP-315536-23


The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2024.

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

Reasons and Considerations

The proposed development of a backland site, to which access is limited to a steep stair, does not comply with the principles of inclusive and universal design as set out in Objective 3.32 in the Cork City Development Plan 2022-2028, which seeks to compose an environment that can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability. The proposed development, with limited pedestrian access would not provide an appropriate response to this restricted site, within the confines of a tightly built-up urban area. The development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 21/02/2024