

An
Bord
Pleanála

Board Direction
BD-017433-24
ABP-315820-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/09/2024.

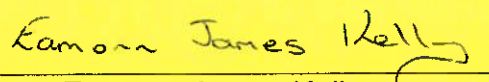
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the Board's decision to refuse permission for a previous application (ABP 308790-20), the Board is satisfied that no new material information or evidence has been presented in this application to substantiate a different conclusion following that previous decision. The Board considers that the potential exists for the presence of human remains and/or burials at this proposed development site associated with the former use of the lands as a Mother and Baby Home over the period 1922 to 1998. The Board considers it would therefore be premature to grant permission for this proposed development prior to establishing the extent of human remains and/or burials, if any, and that such a matter extends beyond the scope of normal planning conditions particularly having regard to the impact this may have on the development as proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the height, scale, and design of the proposed apartment blocks and to their poor relationship to the historic landscape which forms the setting of Bessborough House, a protected structure, and its folly and landscaped gardens, it is considered that the proposed development,

notwithstanding the revised scheme submitted with the grounds of appeal, would result in isolated residential blocks which would be visually obtrusive within the curtilage and adversely affect the character and setting of the protected structure and the associated folly which sits within a Landscape Protection Zone, and would comprise haphazard, piecemeal development which would dominate this historic landscape and detract from the character of the landscape which is designated as an Area of High Landscape Value in the current Cork City Development Plan. The proposed development would, therefore, seriously injure the visual amenity and heritage assets of this important historic landscape and would be contrary to Objectives 6.12, 6.13, 8.19 and 8.20 in the Cork City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

**Board
Member**


Eamonn James Kelly

Date: 10/09/2024

Note

The Board noted the Inspector's 3rd recommended reason for refusal including inter alia the level of compliance with the Sustainable Residential Development and Compact Settlement Guidelines that were published in January 2024 after the more recent planning submissions on this file were received and the need to consult the Parties on their views in this regard in the interests of natural justice. However, the Board decided not to seek further submissions from the Parties given the substantive reasons for refusal identified above.