

An
Bord
Pleanála

Board Direction
BD-015602-24
ABP-316142-23

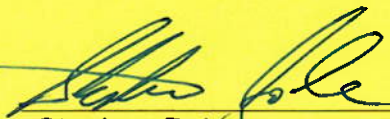
The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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

Reasons and Considerations

Having regard to the site location within an Architectural Conservation Area, the listing of the existing property on the National Inventory of Architectural Heritage, and the prevailing character and pattern of development in the area, it is considered that the proposal would represent an inappropriate, incongruous and obtrusive form of development that would detract from the architectural character and setting of the streetscape, the Architectural Conservation Area and the host dwelling. The development would be contrary to objectives 8.17, 8.22, 8.23, 8.24 and 8.27 of the Cork City Development Plan 2022-2028 and Architectural Heritage Protection, Guidelines for Planning Authorities (2011). The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 28/02/2024