



An
Bord
Pleanála

Board Direction
BD-017531-24
ABP-317662-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2024.

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

Reasons and Considerations

1. The proposed development, by reason of its excessive height, scale, and massing as well as its practical net density (refer to note) would constitute overdevelopment of the site resulting in an obtrusive and visually incongruous development that would be out of character with the pattern of development in the vicinity and would result in a substandard form of development by reason of the particular nature of the aspect which would fail to provide quality residential amenity for future occupiers. The development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site and the scale and density of development proposed, the lack of suitable public transport and pedestrian linkages, and the excessive walking distance to services, it is considered that the proposed development would be excessively car dependent. Furthermore, the proposed parking provision and the car dependant nature of the development is such that overspill parking on the local road network, in the absence of pedestrian infrastructure, would endanger pedestrian safety by reason of a traffic hazard. The development would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the inclusion of mitigation measures within the Appropriate Assessment Screening Report, the Board cannot be satisfied that the proposed development individually, or in combination with other plans and projects approved in the local area, would not result in adverse effects on the integrity of the Cork Harbour Special Protection Area (code 004030) in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from considering a grant of permission for the proposed development.

Note: Appendix B of the 'Sustainable and Compact Settlements Guidelines for Planning Authorities (2024)' sets out the methodology for measuring residential density which excludes areas of land which cannot be developed due to being subject to flooding.

Board Member



Joe Boland

Date: 20/09/2024