

An  
Bord  
Pleanála

**Board Direction**  
**BD-016277-24**  
**ABP-318061-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2024.

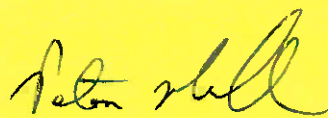
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the location of the site on a narrow, medieval street with an attractive streetscape comprising terraced townhouses fronting directly onto the street with pedestrian entrances which makes a positive contribution to the Architectural Conservation Area, the proposed vehicular entrance on the front façade would introduce an alien feature which would be a discordant feature that would detract significantly from the historic character of the street. The proposed development would, therefore, be contrary to the policies and objectives of the current Cork County Development Plan 2022-2028, which seek to promote Kinsale as a principal tourist destination by protecting its heritage assets including its attractive historic streetscapes and would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development which introduces a new vehicular entrance with direct access from Cork Street, would endanger public safety by reason of a traffic hazard, because of the additional turning movements the development would generate at this location on a narrow, substandard road with no footpaths, at a point where the sightlines are

restricted in a northerly and southerly direction and where turning movements may be obstructed by vehicles parked opposite the entrance.

**Board Member**



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Peter Mullan

**Date:** 10/05/2024