



An
Coimisiún
Pleanála

Direction
CD-021218-25
ABP-319760-24

The submissions on this file and the Inspector's report were considered at a meeting held on 07/11/2025.

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

Planning

Commissioner:

Date: 19/11/2025

Mary Gutrie
Mary Gutrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development within the curtilage of Douglas Hall, Riverbank, which is recorded on the National Inventory of Architectural Heritage (Reg. 20871037), it is considered that the proposed development, by reason of its scale, massing, design and proximity to the eastern elevation of Douglas Hall, and the resultant excessive reduction in the remaining garden of Douglas Hall, would adversely affect the setting of Douglas Hall, and would contravene Strategic Objective 7 and Objectives 8.20 and 8.22 of the Cork City Development Plan 2022-2028 in relation to the protection of architectural heritage.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the Inspector's recommended reason for refusal in relation to the impact of the proposed development on the residential amenity of property in the vicinity and the lack of compliance with housing quality standards. The Commission considered that, having regard to the infill nature of the proposal on a constrained site the proposed development had been positioned so as to prevent undue overlooking, overshadowing and overbearance such that it would not have a significant adverse impact on the residential amenity of surrounding properties, and decided that this was not a ground for refusal in itself. The Commission also considered that, notwithstanding the width of some sections of the living spaces falling below the standards in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, the overall floor areas of the apartments provided a sufficient quantum of living space such that refusal on this basis was not warranted. The Commission shared the Inspector's concerns regarding the lack of details provided with the application in relation to the interface between the proposed development and Douglas Hall in terms of access and shared amenity space but considered that these concerns were adequately addressed in the grounds for refusal above.