

An
Bord
Pleanála

Board Direction
BD-018592-25
ABP-319981-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/12/2024.

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

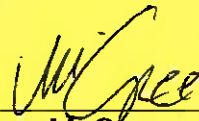
Reasons and Considerations

1. The subject site constitutes the attendant grounds of the former Cope Foundation Residential Facility (formerly known both as Honan Home) which is designated as a Protected Structure (RPS No. PS621) and an archaeological monument in the Cork City Development Plan 2022 – 2028. It is considered that the location, character and scale of the proposed new residential blocks, and their relationship to the protected structures on site, would have a significant negative impact on the character and setting of those protected structures and would, therefore, contravene Strategic Objective 7 and Objectives 8.17 and 8.18 of the Cork City Development Plan 2022 - 2028, and would be contrary to the proper planning and sustainable development of the area.

2. Objective 8.20 of the Cork City Development Plan 2022 – 2028 seeks to protect historic landscapes and gardens throughout the city from inappropriate development. The attendant grounds of the former Cope Foundation Residential Facility (formerly known both as Honan Home), which is a Protected Structure (RPS No. PS621), and which is located in an area designated as an 'Area of High Landscape Value' (AHLV) in the Cork City Development Plan 2022 – 2028, constitutes one such historic landscape which the Cork City Development Plan 2022 – 2028 seeks to protect from inappropriate development. Having regard to the extent of trees and vegetation to be removed within this historic landscape to facilitate the proposed development, coupled with a failure of the design of the proposed new residential blocks to appropriately assimilate into the existing landscape, it is considered that the proposed development would be contrary to Objective 8.20 of the Cork City Development Plan 2022 – 2028, would be seriously injurious to the visual amenities of this historic landscape and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The site, located in an elevated position on the steeply sloping Montenotte /Tivoli Ridge, is within an area designated as an 'Area of High Landscape Value' (AHLV) in the Cork City Development Plan 2022 – 2028. It has not been demonstrated to the satisfaction of the Board that the proposed development would not result in an unacceptable and negative visual impact on the intrinsic character of the AHLV and its primary landscape assets and features. It is therefore considered that the proposed development would be contrary to Objectives 6.5 and 6.13 of the Cork City Development Plan 2022 – 2028 which seek, respectively, to conserve and enhance the character and visual amenity of such areas through the appropriate management of development and to protect and enhance the city's green and blue infrastructure. Further, It is considered that the proposed development would be contrary to Strategic Objective 5 of the Cork City Development Plan 2022 – 2028 which requires that new development in Cork City will respect and reflect the topography, landscape and ecology of the City. It is therefore considered that the proposed

development would be contrary to the proper planning and sustainable development of the area.

Board Member



Liam McGree

Date: 08/01/2025