



An
Bord
Pleanála

Board Direction
BD-018484-24
ABP-320363-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2024.

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 is located within the MacCurtain Street Architectural Conservation Area (ACA) as designated in the Cork City Development Plan, 2022-2028 and at a location where the Architectural Heritage Protection Guidelines (DAHG, 2011) require that new developments are appropriate to the scale of the area and reinforce the areas character. The site also consists of, and adjoins, period buildings identified on the National Inventory of Architectural Heritage (NIAH) for architectural and cultural reasons. It is a Strategic Objective of the Plan to (inter alia): *'protect and enhance the unique character and built fabric of the city by caring for Protected Structures, archaeological monuments and heritage, Architectural Conservation Areas and intangible heritage'* (SO 7) and it is an objective of the Plan to *'seek to ensure the conservation of Cork City's Built Heritage'* (8.17) and that development in Architectural Conservation Areas should have regard to (inter alia) the retention of *'historic materials and methods of construction'* and that *'the addition of new materials should be appropriate and in keeping with the character of original structures.'* (8.23). It is considered that the awning to be retained by reason of its excessive scale and extent, inappropriate structural design including cantilevered supports, and unsympathetic form and

materials, constitutes a discordant, strident and obtrusive feature on the streetscape which materially and adversely effects the architectural symmetry, proportions, character and integrity of the subject property, the setting of adjoining period properties, and which is seriously injurious to the special character of the MacCurtain Street ACA. Accordingly, it is considered that to permit the proposed development would materially contravene Strategic Objective SO 7 and Objective 8.17 and 8.23 of the Cork City Development Plan, 2022-2028, would be contrary to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and would thereby be contrary to the proper planning and sustainable development of the area.

2. The subject site is located within a vibrant commercial streetscape and quality public realm environment, where established canopies are either traditional, retractable and modest, or architectural character features. The qualitative placemaking and development management standards of the Cork City Development Plan, 2022-2028 in respect of *'shopfronts and commercial facades'* provides that *'canopies of traditional design and retractable materials will be favoured'* – Chapter 11, Section 11.193. It is considered that the awning to be retained is a rigid and strident feature of discordant scale and character, which extends excessively into the public realm and necessitates unsympathetic support structures, form and materiality in a manner that is injurious to the visual amenities and architectural conservation integrity of the area and out of character with the streetscape. Accordingly, it is considered that to permit retention of the awning would be contrary to the qualitative placemaking standards of the Plan and the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 16/12/2024