

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Cork City**

**Planning Register Reference Number: T.P. 16/36823**

An Bord Pleanála Reference Number: PL 28.246786

**APPEAL** by Stephan and Margaret O'Leary care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 26<sup>th</sup> day of May, 2016 by Cork City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a new two-storey detached dwellinghouse, off-street car parking, ancillary site works including re-arrangement of car parking and bin storage to the Killarney Guest House, demolition of an existing detached store room and new access arrangement serving the rear of the Killarney Guest House at The Mardyke Walk, and the rear of The Killarney Guest House, Western Road, Cork.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

1. Having regard to the configuration of the site, the minimum standards for private open space as set out in Table 16.7 of the Cork City Development Plan 2015-2021 and to the planning guidance in relation to the development of single dwelling units as outlined in Paragraph 16.58 of the plan, it is considered that the proposed development would, by reason of its inappropriate scale and substandard private open space, result in inadequate private open space provision and a living environment of low amenity value for the future occupants of the dwelling. The proposed development would contravene development plan objectives and would set an undesirable precedent for similar type developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to condition number 1 of planning register reference number T.P. 92/17379 and the reduction in the number of usable car parking spaces as a result of the proposed development, it is considered that, if permitted, Killarney Guest House would be inadequately served in terms of car parking and would not meet car parking standards as set out in Table 16.8 of the Cork City Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The Board is not satisfied, on the basis of the information available to it, that the proposed development would not constitute disorderly development and consequent loss of residential amenity. The proposed development would, therefore, seriously injure the residential amenity of the area and be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2017.**