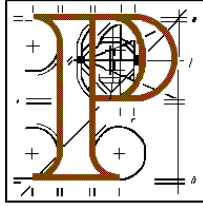


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/4016

An Bord Pleanála Reference Number: PL 04.247006

APPEAL by Kieran Coughlan of Abú, Knocknacurra, Kinsale, County Cork and by others against the decision made on the 12th day of July, 2016 by Cork County Council to grant subject to conditions a permission to Irish View Investments care of Reddy Architecture and Urbanism of Douglas Business Centre, Carrigaline Road, Douglas, Cork.

PROPOSED DEVELOPMENT: Demolition of an existing two-storey dwellinghouse, front boundary structures and vehicular access and construction of a single-storey restaurant with service attic, car parking, new vehicular access and all associated site works at Eastgrove, Carrigaline Road, Douglas, County 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

It is considered that the proposed development by reason of its design and positioning on site would be visually dominant and out of character with the pattern of existing development in the Church Street Architectural Conservation Area and would be contrary to an objective of the current Cork County Development Plan which seeks to conserve and enhance the special character of the Architectural Conservation Area which objective is considered to be reasonable. The proposed development would, therefore, adversely affect an Architectural Conservation Area and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.