

Board Order PL 04.248062

Planning and Development Acts 2000 to 2017 Planning Authority: Cork County Council Planning Register Reference Number: 16/06245

Appeal by Sean Walsh and others care of Foley Turnbull Solicitors of Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 6th day of February, 2017 by Cork County Council to grant subject to conditions a permission to Daniel Boland care of Tony McCarthy and Associates of Kiln House, Hilltown, Carrigaline, County Cork.

Proposed Development: Demolition of the former licenced premises known as The Monkstown Inn and erection of four number two and a half storey townhouses and ancillary site works, at Monkstown Inn, Glen Road, Monkstown, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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

The proposed development involves the demolition of The Monkstown Inn which is located within the Upper Monkstown Architectural Conservation Area and contributes to the character of the streetscape at this location. It is an objective of the Cork County Development Plan, 2014 to conserve and enhance the character of such areas (HE 4-5). Having regard to the existing character and the prevailing pattern of development, and to the site location within the Upper Monkstown Architectural Conservation Area, it is considered that the proposed development, by reason of its scale, height, massing and design, would be out of keeping with its surroundings, and would seriously detract from the architectural character and setting of the Architectural Conservation Area and of the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of the Architectural Conservation Area, would contravene an objective of the development plan, would seriously injure the visual amenities of the 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