



An  
Bord  
Pleanála

**Board Order  
PL 28.248611**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 16/36986**

**Appeal** by Ger McCarthy care of John MacCarthy and Partners of 16 Mary Street, Cork against the decision made on the 8<sup>th</sup> day of May, 2017 by Cork City Council to grant subject to conditions a permission to Yeun Wong care of Waterman Consulting Engineers of 4 Union Quay, Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of an existing single storey garage/store building and construction of a new two-storey dwelling with all associated site works at 42A, Evergreen Buildings, 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, by reason of its design, form and roof profile would be out of character with the Friar Street Architectural Conservation Area and with existing residential properties in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, although it has no objection to a contemporary design for a dwelling on the site, the proposed design is not acceptable in the context of the location of the site in an Architectural Conservation Area because of its overall design, form of the dwelling and roof profile. The Board also noted the previous design for which permission was granted (planning register reference number T.P.22691/98 referred to in the Inspector's Report), which it considered was more consistent with the Architectural Conservation Area designation.

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

Dated this          day of    2017