



An
Bord
Pleanála

Board Order
PL 28.249009

Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37296

Appeal by Citidwell Homes Limited of Citadella House, Bull's Lane, Blackrock, Cork against the decision made on the 12th day of July, 2017 by Cork City Council to refuse permission.

Proposed Development: Retention of change of use of Citadella House from residential to office use, as well as the retention of a side vehicular access to the east of the dwelling (with electric gate and constituent wall). The application includes retention of two number car parking spaces permitted as open space under planning register reference number T.P. 07/32173 to the east, as well as retention of three number car parking spaces to the north-west. The planning application includes, but is not limited to, the works as outlined above and all associated site works at Citadella, Bull's Lane, Blackrock Road, Knockree, 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

1. Having regard to the provisions of the Cork City Development Plan 2015-2021, specifically Paragraph 15.10 which states that office uses are not generally permitted in the area zoned Residential, Local Services and Institutional Uses, together with Objective 3.10, which designates specific locations for office development, it is considered that the development for which retention is sought would materially contravene the objectives of the Plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the deficient capacity of the local road network, it is considered that the development for which retention is sought, by reason of its use, scale and density, would result in unacceptable traffic congestion and consequent traffic hazard on Bull's Lane, which is narrow and has no pedestrian footpath. The development for which retention is sought would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

