



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37472

APPEAL by Alicia Mulvihill care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 3rd day of January, 2018 by Cork City Council to grant subject to conditions a permission to The Mercy University Hospital Cork Foundation care of Helen Devitt Architects of 27 Wellington Road, Cork.

Proposed Development The demolition of numbers 7, 8, 9 and 10 Wood's Street, Cork City, and for the construction of a new Cancer Care Centre and all associated site works on a 0.02 hectare site. The development, measuring 421 square metres, which will range in height from two to three storeys will include offices, reception, waiting area, social space, multi-purpose space, counselling rooms, reading room and all associated ancillary spaces, all at 7-10 Wood's Street, Cork City.

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 site is located within an area zoned ZO3 Inner City Residential Neighbourhoods, the objective for which is to reinforce the residential character of inner city residential neighbourhoods, while supporting the provision and retention of local services and civic and institutional functions. Notwithstanding the suitability, in principle, of the lands for the proposed purpose but having regard to the height, scale and proximity of the proposed development relative to site boundaries and the pattern of development in the area, it is considered that the proposed development would give rise to unacceptable levels of overshadowing and loss of daylight on the existing residences on Dyke Parade. The proposed development would, therefore, seriously injure the amenities of properties in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.