



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 18/37959

APPEAL by Olan Trevor care of Bill Mullins Architects of 17 South Mall, Cork against the decision made on the 20th day of August, 2018 by Cork City Council to refuse permission.

Proposed Development: Change of use from store to one bedroom residential unit at junction of Kingston Avenue and Victoria Road, 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

Having regard to the limited size of the site, the restricted nature and configuration of the site, the limited and inadequate useable provision of private amenity open space, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the residential unit by reason of inadequate provision of good quality open space. It is also considered, that the proposed development having regard to the limited area and access arrangements associated with the site and its relationship to adjoining commercial property would give rise to a haphazard form of development which would adversely impact on the residential amenities of future occupants of the dwelling unit. It is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2018.