



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/07029

APPEAL by Cobh Tourism Limited of 14 Pearse Square, Cobh, County cork and by others against the decision made on the 6th day of September, 2018 by Cork County Council to grant subject to conditions a permission to Titanic Experience Cobh Limited care of Malachy Walsh and Partners of Park House, Mahon Technology Park, Bessboro Road, Blackrock, Cork.

Proposed Development: To erect a pedestrian walkway and viewing platform over the existing Titanic Pier with sail style canopies, associated conservation works to the original pier structure. The walkway structure will be supported by circular hollow steel piles driven into the seabed. It is also proposed to install a kiosk structure, turnstile and glass screen on the south west corner of the Parade Grounds. The kiosk will function as the ticket office and entrance to the walkway at Titanic Pier, adjacent to 20 Casement Square, Cobh, 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

Having regard to the siting of the proposed kiosk which would result in the impairment of existing views of Cork Harbour, and to Objective HE-16 of the Cobh Town Development Plan 2013 which seeks to restrict development that would impair views of the harbour from the town's public roads and specifically to restrict any development that would impair views of the harbour from the lower waterside roads, it is considered that the applicant has not adequately demonstrated that a more suitable, alternative option for access to the proposed viewing platform is not available. Furthermore, it is considered that the proposed spire would materially affect the character of the Town Centre Architectural Conservation Area, and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, 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 the applicant had not adequately demonstrated that a more suitable, alternative option for access to the proposed viewing platform is not available.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.