



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 18/38037

APPEAL by Ceancullig Investments Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 22nd day of October, 2018 by Cork City Council to refuse permission.

Proposed Development: Construction of an extension to Saint Finbarr's Public Car Park to provide 100 number additional car spaces. The extension will consist of 60 number public car park spaces to be provided at second, third and roof level with access maintained through the existing entrance at Wandesford Quay and a car rental use consisting of 40 number car spaces at ground and first floor and an associated office 12.12 square metres located at the ground floor facing Wandesford Quay. The site is bound by Sharman Crawford Street to the east, Wandesford Quay to the north, adjoins Saint Finbarr's Public to the west and the grounds of Saint Aloysius Secondary School to the south, 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 zoning of the site in the Cork City Development Plan 2015–2021, wherein it is the objective ‘to reinforce the residential character of inner-city residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions’, it is considered that the proposed development would constitute an incongruous development type within such an area and would, by reason of its use and operation, materially contravene this zoning objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the documentation submitted with the application and appeal, and in particular the capacity of the existing car park and the availability of car parking within the city centre area generally, it is considered that the proposed development, which would involve an increase in capacity of the existing car park, would undermine the policies and objectives of the planning authority to implement measures that would encourage a modal shift to sustainable transport modes, which policies and objectives are considered to be reasonable and in accordance with national policy on Smarter Travel. The proposed development would, therefore, materially contravene policy objective 5.1 of the Cork City Development Plan 2015–2021, and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the prominent location of the site opposite the South Parish Architectural Conservation Area, to the historic character of Sharman Crawford Street, and its proximity to important Protected Structures, it is considered that the proposed development, by reason of its design, elevational treatment and extent of dead frontage, would result in a visually discordant feature, which would be detrimental to the distinctive architectural and historic character of this area. The proposed development would, therefore, adversely affect the South Parish Architectural Conservation Area and be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2019.