



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38297

APPEAL by Citadella Blackrock Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 30th day of April, 2019 by Cork City Council to refuse permission to the said Citadella Blackrock Limited.

Proposed Development Retention of permission for: 1. A Change of use of Citadella House from residential to temporary office use for a period of two years; 2. Modifications to a development permitted under T.P. 07/32173 comprising: (a) Revised landscaping to the east of unit; (b) Revised rear garden arrangement to include vehicular access and car parking area and all ancillary development works, all at Citadella House, 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 Z04 zoning of the site, as set out in the Cork City Development Plan 2015 – 2021 and to the commentary on this zoning, as set out in Paragraph 15.10 of the Development Plan, the Board considers that the proposed retention of an office use in Citadella House for a temporary period would contravene this zoning wherein office use is a non-conforming use and the Zoning Objective is to protect and provide for conforming uses, which in this House and in the surrounding area are predominantly residential uses. It is considered, therefore, that the proposed retention of an office use would be contrary to the proper planning and sustainable development of the area.

2. The proposed retention of an office use in Citadella House for a temporary period would be likely to generate more traffic movements on Bull's Lane than the established use of this House as a single dwelling. Due to its single lane width and straight alignment, and due to the absence of passing places and a public footpath, this Lane is inherently unsuited to accommodating additional traffic movements. Furthermore, the number of car parking spaces in the forecourt to Citadella House is likely to be inadequate to serve the office use of this House. Accordingly, the proposed retention of an office use would lead to traffic congestion and associated hazard, which would jeopardise pedestrian and traffic safety. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed retention of an area of hard landscaping to the east of Citadella House and the associated proposed retention of a car parking space and vehicular access to the south of this House would lead to a permanent diminution in the amenity afforded by this area, which under permission granted under planning register reference number 07/32173, was to have been the subject of soft landscaping, including the planting of trees. As the said area is part of a continuous communal area that accompanies the dwelling houses further to the south, the resulting diminution would be seriously injurious to the residential amenities of the area and, as such, would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.

