



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38401

APPEAL by Dave Kenny Junior care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 10th day of July, 2019 by Cork City Council to refuse permission.

Proposed Development: Change of use of single storey disused taxi base into one bedroom apartment and creation of new entrance door position and new window opens to serve the development. All at 111A Old Youghal Road, Dillons Cross, 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

The proposed development would be located on a constrained infill site with restricted access to amenity space and would constitute the refurbishment of a structure that is of poor architectural merit, which undermines the character and appearance of the streetscape on Old Youghal Road. It is a requirement under Cork City Development Plan 2015-2021 that infill proposals should not detract from the built character of the area and that adequate amenity is provided for the infill development. Having regard to the incongruous design, form and built character of the proposed structure and to the seriously deficient amenity provisions to serve the needs of the occupants of the proposed apartment, it is considered that the proposed development would constitute a structure that would fail to integrate satisfactorily with the streetscape, would as a consequence seriously injure the visual amenities of the area, would provide substandard accommodation for the future occupants of the apartment unit, and would, thereby, contravene the provisions of the current Cork City Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.