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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 19/38529**

**APPEAL** by Celine McInerney care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 2<sup>nd</sup> day of September, 2019 by Cork City Council to refuse permission.

**Proposed Development:** A new vehicular access to Highfield West and the provision of off-street car parking to front of existing property at 1 Fernhurst Villas, College 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**

1. The proposed vehicular access and car parking area, by reason of the resultant loss of at least two on-street car parking spaces in a location where there is high demand for on-street car parking would be contrary Objective 5.31, which seeks to promote the best use of public infrastructure. The eight number additional car parking spaces would also be contrary to the maximum car parking standards set out in Table 16.8 of the Cork City Development Plan 2015-2021 which aim to constrain private car trip generation and promote sustainable modes of transport. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed vehicular access and car parking area, by reason of the removal of 3.6 metres of the side boundary wall and the removal of a significant portion of the front garden area, would seriously detract from the character and setting of a house of architectural heritage which is listed on the National Inventory of Architectural Heritage (20866182) and on the character of the University College Cork/College Road/Magazine Road Architectural Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2020.**