



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38815

APPEAL by Esperanza Limited care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 16th day of December, 2019 by Cork City Council to refuse permission to the said Esperanza Limited.

Proposed Development: Permission for a change of use from an existing retail premises to a two-storey, one bedroom dwelling at 12 Parnell Place, Cork. This proposed development will also include a revised street elevation and associated site ancillary works, all at 12 Parnell Place, 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 restricted internal floor space area, the lack of amenity and external storage provisions, the inadequacy of internal storage provisions, the single aspect nature of the development and the constrained internal layout, it is considered that the proposed development would provide substandard accommodation for the occupants of the proposed residential unit and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is an objective of the planning authority, as set out in the Cork City Development Plan 2015-2021, to encourage residential development throughout the city centre provided it does not prejudice the functioning of the city centre as a place for mainly commercial activity and to encourage the development of residential units on upper floors of existing and new buildings in the city centre (Objective 13.11). Furthermore, it is a provision of the Plan to discourage new residential developments at ground floor level in the city centre retail area and to support residential development in this area provided it does not threaten the retail/commercial vibrancy of the city centre and it is located above ground floor level (Section 13.33). Having regard to the proposed development consisting of the replacement of a retail unit with a

residential unit at ground floor level in the city centre retail area and the consequential loss of retail floor space at ground level, it is considered that the proposed development would contravene materially the Development Plan objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.