



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38975

APPEAL by Vincent and Claire O'Donoghue care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, County Cork against the decision made on the 19th day of February, 2020 by Cork City Council to refuse permission to Vincent and Claire O'Donoghue.

Proposed Development Permission and retention permission. The development to be retained consists of the partial demolition of boundary wall and entrance gates fronting onto Castle Road and for the demolition of a shed to the rear of the dwelling. The proposed development will consist of the reinstatement of the boundary wall and entrance gates with revised design to allow for vehicular access along Castle Road, all at Glanmire View, Castle Road, Blackrock, 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 location of the site in the Blackrock Road Architectural Conservation Area (Sub-Area D – Castle Road), the identification of the residential property on this site in the National Inventory of Architectural Heritage (reference number 20868099), and Objective 9.30 of the Cork City Development Plan 2015 – 2021 pertaining to structures in Architectural Conservation Areas, it is considered that the historic front boundary treatment to the site contributed to the special character of the Architectural Conservation Area and neither the original nor the revised proposals for the replacement of this partially demolished boundary treatment would significantly enhance this special character by comparison with the contribution made by the historic one. Accordingly, to accede to the retention of the partially demolished front boundary treatment and either of the proposed replacement treatments would contravene Objective 9.30 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the carriageway and footpath widths and to the horizontal alignment of Castle Road in the immediate vicinity of the site, it is considered that the use of the proposed vehicular access would be inherently hazardous, due to the limited visibility that would be available to drivers accessing or egressing this access/egress. The proposed development would endanger public safety by reason of traffic hazard on this narrow road 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.