

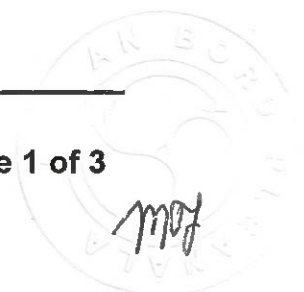
Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: 20/39498

APPEAL by Absolute Property Management Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 19th day of October 2020 by Cork City Council to refuse permission.

Proposed Development: Development comprising a three-year temporary planning permission including the provision and connection to existing services of four number pre-constructed self-contained units for short-term residential accommodation. The proposed development comprise of the demolition of the remainder of the former warehouse currently on site and the installation of four number self-contained units for short term accommodation, the reopening of a former access from Sharman Crawford Street, site enhancements including landscaping such as tress, hedging, shrubs and ground cover planting, bin storage, bicycle parking, and all associated and ancillary site development works and services at Sharman Crawford Street, 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 Z03 Zoning Objective for the site in the Cork City Development Plan 2015 – 2021, the proposal for short-term letting accommodation would not fulfil the Zoning Objective “To reinforce the residential character of the residential neighbourhood”. Furthermore, due to the proximity of the siting of the proposed units to a three-storey building to the north and to a multi-storey car park to the west, they would afford a sub-standard level of amenity to occupiers, in terms of natural light, outlook, and noise levels. The proposal would thus not accord with the residential zoning objective for the site and would not be in accordance with the proper planning and sustainable development of the area.



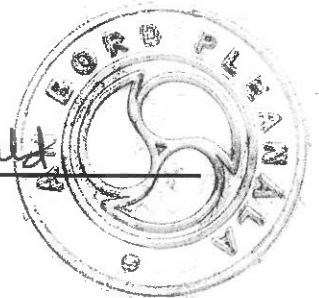
2. Having regard to Objective 13.21(a) of the Cork City Development Plan 2015 – 2021 and to the location of the site in Cork city centre and in a position wherein it affects both the setting of Sub-Area A, Cathedral Quarter, of the South Parish Architectural Conservation Area and the settings of the protected structures St. Marie's of the Isle Convent and the Crawford College of Art and Design, the Board considers that the proposed development would, by reason of its utilitarian design and appearance, detract from the settings of the Architectural Conservation Area and the protected structures and, conversely, it would fail to make a positive contribution to the character of the surrounding historic area, therefore the proposed development would contravene Objective 13.21(a) which seeks "to ensure that new development is of the highest quality and respects, safeguards and enhances the special character of the City Centre". The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this 17th day of May 2021