

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

Planning Register Reference Number: 20/39469

APPEAL by WRB Investments Limited of HML Commercial Centre, Half Moon Lane, South Douglas Road, Cork against the decision made on the 16th day of March, 2021 by Cork City Council to refuse permission to WRB Investments Limited.

Proposed Development Permission for a residential development as Phase 2 of The Stables development granted under permission numbers 15/36625 and 16/37008. The development will consist of the construction of three number terraced two-bedroomed, two-storey (mansard type) dwelling units along with three number private parking spaces and two number visitor car parking spaces, electric vehicle charging points, bicycle shelter, public lighting and associated site works, all at The Stables, South Douglas Road, Cork, as revised by the further public notice received by the planning authority on the 10th day of February, 2021.

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

Having regard to the planning history in respect of the existing Stables development and on the basis of the submissions made in connection with the planning application and the appeal with regard to the historic use of the appeal site, the lack of detail with regard to the interface of the proposed development with Berkeley Court and to the anomalies in the documentation submitted with regard to the appeal site boundaries and site configuration, the Board is not satisfied that the proposed development would not significantly and materially injure the established residential amenity of the residents of Phase 1 Stables and the residents of Berkeley Court. In this regard, it is considered that the proposed development would seriously detract from the residential amenity of existing and future occupants and 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 *21st* day of *January* 2022.