

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

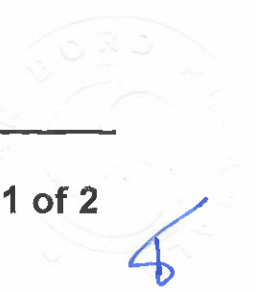
Planning Register Reference Number: 21/040339

APPEAL by Conclusive Developments Limited care of Brian O’Kennedy and Associates Limited of Shannon House, Church Road, Douglas, Cork against the decision made on the 30th day of August, 2021 by Cork City Council to refuse permission.

Proposed Development: Construction of three number three-storey dwellinghouses with ancillary site works at 88 and 89 Shandon Street, Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.



Reasons and Considerations

Having regard to the restricted size and enclosed nature of the subject site, it is considered that the proposed development would represent uncoordinated piecemeal backland development. Furthermore, having regard to:

- (a) the substandard quality of communal and private open space,
- (b) the restricted size of internal living areas and their substandard outlook within enclosed and overbearing surroundings,
- (c) the obstructions to daylight and sunlight to the proposed internal living and external amenity spaces,
- (d) the substandard proposals for cycle parking and waste management facilities, and
- (e) the substandard quality of the proposed site access arrangements,

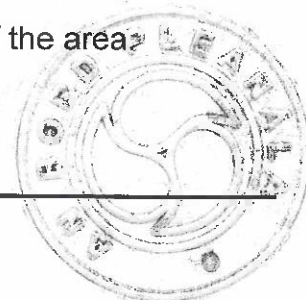
it is considered that the proposed development would provide a substandard form of development for future occupiers in terms of residential amenity, would give rise to a poor standard of development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 15th day of June, 2022.