

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40545

APPEAL by Emerald Living and Ceancullig Investments Limited care of Cunnane Stratton Reynolds of Cotters Street, Ballintemple, Cork against the decision made on the 29th day of November, 2021 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Build to Rent residential development. The proposed development includes for the demolition of the remainder of the former warehouse currently on site and the construction of 21 number apartments in a building of seven storeys over flood defence measures, landscaping, bicycle storage, and all associated and ancillary site works and services, all at Sharman, Crawford Street, Cork.

Decision

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

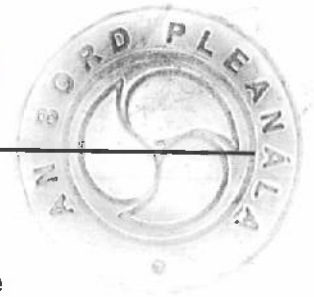
Reasons and Considerations

Having regard to the height, massing, design and positioning of the proposed development up to the public footpath, and also having regard to the treatment of the front elevation at street level, the Board considered that the proposed development would be overbearing onto the public street, would not successfully integrate with existing development in the vicinity, and would detract from the character and setting of the adjacent Architectural Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 7th day of April 2023.