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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 2140566**

**APPEAL** by Sirio Investment Management Limited (trading as Sirio Homes) care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 7<sup>th</sup> day of December, 2021 by Cork City Council to refuse permission.

**Proposed Development:** Demolition of two existing on-site buildings and associated structures. Construction of 65 residential apartments comprising a mix of one, two and three bed units, residents gym, residents meeting room and associated residential amenities. 45 of the apartments will be 'Build to Rent'. The development will be constructed in three blocks. Block A (a four to six-storey block, with 20 apartments). Block B (a six-storey block, with 15 apartments). Block C (an eight to 10-storey block, with 30 apartments). Construction of four commercial units for retail/retail services use. Upgrading of the public realm and footpaths at East Douglas Street. New vehicular access to basement car-parking from the Aldi car park. All associated ancillary development works, including commercial signage, external lighting, basement bicycle parking and 18 basement car parking spaces, refuse storage, building services area and attenuation tank; new pedestrian access and crossings; footpaths; drainage, construction of ESB sub-station and landscaping, all at East Douglas Street and Douglas Village, Douglas, Cork.

## Decision

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

## Reasons and Considerations

1. The proposed development, with a density of 260 dwellings per hectare, would fail to comply with the Core Strategy and the Density and Building Height Strategy (in particular Objective 2.30, Objective 3.5, section 11.72, and Table 11.2) of the Cork City Development Plan 2022-2028, and would represent a substantial increase in density relative to the prevailing density of residential schemes in the vicinity of the site. The proposed density is not considered to be appropriate for the site having regard to its inner suburban/infill context, to the character of the receiving area, and to the strategic approach for compact growth to be achieved through appropriate densities in suitable locations as set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, comprising three blocks with building heights ranging between three to 10 storeys, would fail to comply with the Building Height Strategy (in particular, Table 11.1 and sections 11.28, 11.44, 11.51, 11.54-11.57) of the Cork City Development Plan 2022-2028, and would represent a substantial increase in building height from the prevailing building heights in the vicinity of the site.

3. The proposed development, by reason of its height, scale, and design, would represent an overly dominant and monolithic form of development relative to its immediate environment, would be visually prominent and incongruous, and would detract from the visual amenities and adversely affect the character of the area, including that of the Douglas-Donnybrook Sub-Area B: Douglas East Architectural Conservation Area. The proposed development does not constitute an appropriate design response for this suburban infill site in an architecturally sensitive location and would fail to comply with Objective 6.11, Objective 8.23, Objective 8.24, and District Centres ZO 7.4 of the Cork City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
4. The proposed development, through the absence of an appropriate dwelling unit mix, any communal open space, private open space of sufficient quantum and quality, and resident facilities and amenities of an adequate and sufficient nature, would fail to provide an adequate level of residential amenity for future occupants of the scheme. As such, the proposed development would fail to comply with Objective 3.7, Objective 11.2, and section 11.91 of the Cork City Development Plan 2022-2028, and would be contrary to the requirements of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

5. The Board is not satisfied that the Daylight, Sunlight, Overshadowing Assessment undertaken for the proposed development complies with Objective 11.4 of the Cork City Development Plan 2022-2028, nor that, on the basis of the Daylight, Sunlight, Overshadowing Assessment submitted, the proposed development would not be detrimental to the residential amenity of existing residential properties in the vicinity of the site, in particular those in Barryscourt Apartments to the south, and that the failure of a number of proposed apartments to reach minimum daylight and sunlight target standards, in the absence of robust mitigating compensatory measures, would not result in poor residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Stephen Brophy**

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



Dated this *23<sup>rd</sup>* day of *May* 2023.