



An  
Bord  
Pleanála

**Board Order**

**ABP- 313228-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 22/40799**

**Appeal** by Ballygifford Holdings Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 10<sup>th</sup> day of March, 2022 by Cork City Council to refuse permission for the proposed development.

**Proposed Development:** The demolition and removal of existing structures and the construction of a residential development up to five-storeys comprising 23 number apartments (which will include 22 number one bed and one number two bed apartments) and all ancillary site development works including access, plant, bike/bin storage and amenity areas (including two number roof terraces) on a site fronting on to York Street and Wellington Road, Cork.

## **Decision**

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

## Reasons and Considerations

The proposed development, which is predominantly characterised by one-bedroom units, does not comply with the unit mix for apartment developments on city centre sites as identified in Tables 11.3 and 11.5 of the Cork City Development Plan 2022-2028. In addition, the proposed development does not provide high-quality, communal open space for future occupants of the scheme. As such, the proposed development would be contrary to development plan standards regarding unit mix and the development management standards for communal open space contained in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in December, 2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Una Crosse**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *9<sup>th</sup>* day of *August* 2023.