

An
Bord
Pleanála

Board Order ABP-313470-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/40860

Appeal by V.S.C. Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 5th day of April, 2022 by Cork City Council to refuse permission.

Proposed Development: Retention of a new pedestrian entrance to an existing gaming arcade, elevational alterations and external signage at 28 MacCurtain Street. Retention of elevational alterations and new signage at 5 St. Patrick's Quay, all at both 28 MacCurtain Street and 5 St. Patrick's Quay, Victorian Quarter, Cork. The development consists of carrying out of works to a Recorded Protected Structure, reference number PS410 at 5 St. Patricks Quay, Victorian Quarter, Cork.

Decision

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

pm

Reasons and Considerations

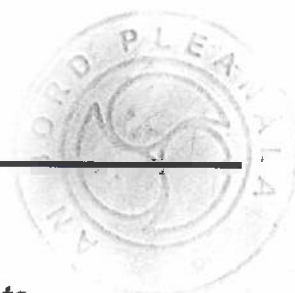
It is considered that the pedestrian entrance design onto MacCurtain Street and the nature and extent of signage proposed to be retained on both the MacCurtain Street and St. Patrick's Quay elevations would give rise to visual clutter, would seriously injure the visual amenities and character of the streetscape, would detract materially from the Architectural Conservation Area, and would not present as a positive enhancement of number 5 St. Patrick's Quay which is a protected structure. The development proposed to be retained would be contrary to the provisions of the Cork City Development Plan 2022-2028 in relation to advertising, development in Architectural Conservation Areas, and to protected structures, all of which are considered to be reasonable. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 2nd day of August, 2023.