

An
Bord
Pleanála

Board Order ABP-314029-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40434

Appeal by Fabiolo Limited care of Waterman Consulting Engineers of 4 Union Quay, Cork, against the decision made on the 13th day of June, 2022 by Cork City Council to refuse permission.

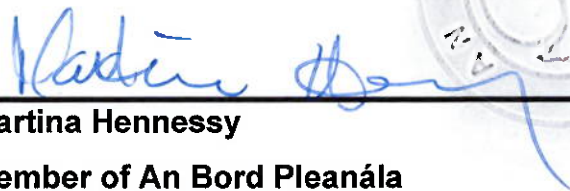
Proposed Development: (1) Demolish the existing single-storey disused former fuel filling station structure, (2) Decommission and removal of the existing disused underground fuel storage tanks, (3) Construction of a four-storey mixed residential building consisting of five number two-bed, two-storey town houses, two number two-bed apartments and four number one-bed apartments including bin and bicycle storage semi-private allotments/garden space to rear, (4) Connection to existing services and all ancillary site works, at 82A Lower Glanmire Road, Cork City.

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 pattern and character of development in the area and the specific nature of the site, the Board considered that the applicant has failed to demonstrate that the proposed development, by reason of its height, design, materiality, prominent location and contextual relationship to the adjoining properties, would not seriously injure the visual amenities of the area and cause adverse impacts upon residential amenity from overlooking to and overshadowing of an adjacent private amenity space; and provide adequate levels of privacy for future and existing residents. The proposed development would be contrary to the requirements of Objective 3.5 Residential Density of the Cork City Development Plan 2022-2028, that seeks to ensure delivery of high quality sustainable residential development, while ensuring a balance between the protection of the established character of the surrounding area and existing residential amenities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

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

Dated this 29th day of November 2023.