



An
Bord
Pleanála

Board Order
ABP-314393-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41179

Appeal by Hilary O'Sullivan care of Linehan Construction of 3 Grattan Street, Cork against the decision made on the 8th day of August, 2022 by Cork City Council to refuse permission.

Proposed Development: New vehicular entrance and parking spaces to front of existing dwelling and all ancillary site works at 6 Grandview Terrace, Victoria Road, Cork.

Decision

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

Reasons and Considerations

The existing front boundary of the site, consisting of a low wall, cast-iron railings and pedestrian gate, is one of the last few remaining original front boundaries located within the Victoria Road Architectural Conservation Area. The proposed development would result in the loss of this historic fabric and the alteration of an important historic feature, which would have an adverse impact on the character and setting of the existing dwelling on the site, which itself is of regional architectural importance as indicated in the National Inventory of Architectural Heritage, and would also similarly impact on the character of the Architectural Conservation Area. The proposed development would be contrary to Objective 8.23(a) and Objective 8.24 of the Cork City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority's Conservation Officer's concerns as reflected in the planning authority's decision to refuse permission. In relation to precedents in the subject Architectural Conservation Area for car parking in the front garden areas, the Board noted that where planning permissions were granted for such developments, those permissions preceded the current statutory plan for the area and also preceded the 'Architectural Heritage Protection Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht). The Board further noted paragraphs 7.13.2 and 7.13.3 of the said Guidelines with regards to the conversion of front gardens in an Architectural Conservation Area to accommodate car parking.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this 3rd day of Nov. 2023.