

An  
Bord  
Pleanála

Board Order  
ABP-315536-23

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 22/41487**

**APPEAL** by Danny O'Keefe care of QDM Architecture of 19 South Mall, Cork against the decision made on the 12<sup>th</sup> day of December, 2022 by Cork City Council to refuse permission for the proposed development.


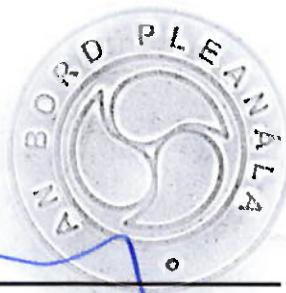
**Proposed Development:** Construction of a residential apartment building of two-storeys comprising four apartments as follows: (two by one bed apartments and two by two bed apartments) and associated site works, all on a site of approximately 0.04 hectares to the front of St. Luke's Villas, Alexandra Road, St. Lukes, 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 of a backland site, to which access is limited to a steep stair, does not comply with the principles of inclusive and universal design as set out in Objective 3.32 in the Cork City Development Plan 2022-2028, which seeks to compose an environment that can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability. The proposed development, with limited pedestrian access would not provide an appropriate response to this restricted site, within the confines of a tightly built-up urban area. 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 27<sup>th</sup> day of February 2024.