



An
Bord
Pleanála

Board Order
ABP-317931-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 2342086

APPEAL by Summerhill Construction Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 8th day of August, 2023 by Cork City Council to refuse permission.

Proposed Development: (1) The demolition of existing shed and part demolition of an existing dwelling house to the rear and side elevations, (2) the extension (to the rear) and conversion of the existing dwelling house to provide two number apartments, (3) the construction of a three-storey apartment block to the rear of the existing dwelling house to provide four number apartments and (4) all associated site development works including access, footpaths, drainage, amenity areas and bin and bike storage at The Laurels, 209A Pouladuff Road, Ballyphehane, Cork City.

Decision

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

Reasons and Considerations

It is considered that the scale, layout and design of the proposed development would produce a cramped and substandard form of development at an excessive density and, by reason of the constraints of the site and the surrounding townscape character, would result in overdevelopment of the site and a poor standard of amenity for future occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Stephen Brophy

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

Dated this 10th day of June 2024.

