



An
Bord
Pleanála

Board Order
ABP-318061-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 216640

APPEAL by Keith Gilchrist care of Richard Rainey of 71 Lower O'Connell Street, Kinsale, County Cork against the decision made on the 3rd day of February, 2022 by Cork County Council to refuse permission.

Proposed Development: The demolition of existing structure containing three number apartments and the construction of a new building containing one number dwellinghouse including internal garage and associated site works, all at 14 Cork Street, Town-Plots, Kinsale, County Cork.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site on a narrow, medieval street with an attractive streetscape comprising terraced townhouses fronting directly onto the street with pedestrian entrances which makes a positive contribution to the Architectural Conservation Area, the proposed vehicular entrance on the front façade would introduce an alien feature which would be a discordant feature that would detract significantly from the historic character of the street. The proposed development would, therefore, be contrary to the policies and objectives of the planning authority, as set out in the Cork County Development Plan 2022-2028, which seek to promote Kinsale as a principal tourist destination by protecting its heritage assets including its attractive historic streetscapes and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development which introduces a new vehicular entrance with direct access from Cork Street, would endanger public safety by reason of a traffic hazard, because of the additional turning movements the development would generate at this location on a narrow, substandard road with no footpaths, at a point where the sightlines are restricted in a northerly and southerly direction and where turning movements may be obstructed by vehicles parked opposite the entrance.



Peter Mullan

Member of An Bord Pleanála

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

Dated this *16th* day of *May*, 2024.