



An
Bord
Pleanála

Board Order ABP-319299-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/6561

Appeal by Coalquay Leisure Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 21st day of February, 2024 by Cork County Council to refuse permission.

Proposed Development: Change of use, internal alterations and replacement signage. The proposed internal alterations at ground and first floor levels will facilitate the proposed change of use from a licensed bar and restaurant to use as a gaming/amusement arcade with ancillary office, storage, smoking and service areas. The proposed development consists of or comprises the carrying out of works to a protected structure (RPS reference number 1962), all at 22 East Beach and Lynch's Quay (ground and first-floor level), Kilgarvan, Cobh, County Cork.

Decision

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

Reasons and Considerations

Having regard to the existing character and the prevailing pattern of development in the area, the visually prominent site location within an Architectural Conservation Area, and the presence of a structure on site of architectural and artistic heritage interest, which is listed as a protected structure in the Cork County Development Plan 2022-2028, it is considered that the proposed development would seriously detract from the architectural character and setting of the protected structure and of the streetscape generally as, in the absence of conservation proposals around the restoration of character and proposals to create greater activation of the streetscape, it has not been demonstrated that the proposed development would enhance or conserve the special character and integrity of the protected structure and its setting and would be contrary to Objective HE 16-14 (Record of Protected Structures) and Objective HE 16-18 (Architectural Conservation Areas) of the development plan. The proposed development would materially and adversely affect the character of the protected structure and the character of the Cobh Architectural Conservation Area, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.




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

Dated this 14th day of March 2025.