

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 24/42716

APPEAL by Rocksavage Engineering Limited care of QDM Architecture of 19 South Mall, Cork against the decision made on the 24th day of April, 2024 by Cork City Council to refuse permission.

Proposed Development: Construction of a two-storey building to accommodate six apartments (four number one-bed apartments and two number two-bed apartments) and associated site works, all on a site of approximately 0.09 hectares at Douglas Hall, Riverbank, Douglas, Cork.

Decision

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

Reasons and Considerations

Having regard to the location of the proposed development within the curtilage of Douglas Hall, which is recorded on the National Inventory of Architectural Heritage (register reference number 20871037), it is considered that, by reason of its scale, massing, design and proximity to the eastern elevation of Douglas Hall, and the resultant excessive reduction in the remaining garden of Douglas Hall, the proposed development would adversely affect the setting of Douglas Hall, and would contravene Strategic Objective 7 and Objectives 8.20 (Historic Landscapes) and 8.22 (National Inventory of Architectural Heritage) of the Cork City Development Plan 2022-2028 in relation to the protection of architectural heritage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the Inspector's recommended reason for refusal in relation to the impact of the proposed development on the residential amenity of property in the vicinity and the lack of compliance with housing quality standards. The Commission considered that, having regard to the infill nature of the proposal on a constrained site, the proposed development has been positioned so as to prevent undue overlooking, overshadowing and overbearance such that it would not have a significant adverse impact on the residential amenity of surrounding properties, and decided that this was not a ground for refusal in itself. The Commission also considered that, notwithstanding the width of some sections of the living spaces falling below the standards in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, the overall floor areas of the proposed apartments provided a sufficient quantum of living space such that refusal on this basis was not warranted. The Commission shared the Inspector's concerns regarding the lack of details provided with the planning application in relation to the interface between the proposed development and Douglas Hall in terms

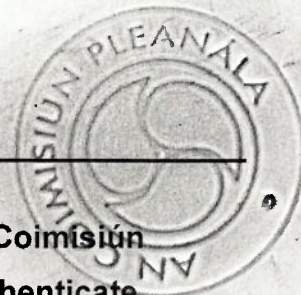
of access and shared amenity space but considered that these concerns were adequately addressed in the grounds for refusal above.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 20 day of November 2025.