



An
Bord
Pleanála

Board Order
ABP-319981-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 24/42816

APPEAL by Pontorac Limited care of McCutcheon Halley of 6 House, Barrack Square, Ballincollig, County Cork against the decision made on the 27th day of May, 2024 by Cork City Council to refuse permission.

Proposed Development: Construction of 42 number residential units consisting of: (1) demolition of rear and side annexes and construction of three number rear extensions to the former Honan Home, (2) conservation and internal reconfiguration of the former Honan Home to provide 10 number residential units consisting of three number townhouse units and seven number apartments, (3) extension and conversion of the existing gate lodge to one number residential unit, (4) conservation, alterations and construction of a rear extension to the existing tank house to provide two number semi-detached units, (5) construction of 29 number residential units consisting of 27 number townhouses and two number duplex/apartment units, and (6) all associated ancillary development works including footpaths, parking, drainage, bicycle and bin stores and landscaping/amenity areas at the former Cope Foundation Residential Facility (formerly known as Honan Home) (Protected Structure RPS reference number PS621), Lover's Walk, Montenotte, Cork.

Decision

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

Reasons and Considerations

1. The subject site constitutes the attendant grounds of the former Cope Foundation Residential Facility (formerly known as Honan Home) which is a designated as a Protected Structure (RPS number PS621) and an archaeological monument in the Cork City Development Plan 2022–2028. It is considered that the location, character and scale of the proposed new residential blocks, and their relationship to the Protected Structures on site, would have a significant negative impact on the character and setting of those Protected Structures and would, therefore, contravene Strategic Objective 7 (Heritage, Arts and Culture) and Objectives 8.17 (Conservation of the City's Built Heritage) and 8.18 (Record of Protected Structures) of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Objective 8.20 of the Cork City Development Plan 2022 – 2028 seeks to protect historic landscapes and gardens throughout the city from inappropriate development. The attendant grounds of the former Cope Foundation Residential Facility (formerly known as Honan Home), which is a Protected Structure (RPS number PS621), and which is located in an area designated as an 'Area of High Landscape Value' (AHLV) in the development plan, constitutes one such historic landscape which the development plan seeks to protect from inappropriate development. Having regard to the extent of trees and vegetation to be removed within this historic landscape to facilitate the proposed development, coupled

with a failure of the design of the proposed new residential blocks to appropriately assimilate into the existing landscape, it is considered that the proposed development would be contrary to Objective 8.20 of the development plan, would seriously injure the visual amenities of this historic landscape and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site, located in an elevated position on the steeply sloping Montenotte/Tivoli Ridge, is within an area designated as an 'Area of High Landscape Value' (AHLV) in the Cork City Development Plan 2022 – 2028. It has not been demonstrated to the satisfaction of the Board that the proposed development would not result in an unacceptable and negative visual impact on the intrinsic character of the AHLV and its primary landscape assets and features. It is therefore considered that the proposed development would be contrary to Objectives 6.5 and 6.13 of the development plan which seek, respectively, to conserve and enhance the character and visual amenity of such areas through the appropriate management of development, and to protect and enhance the city's green and blue infrastructure. Further, it is considered that the proposed development would be contrary to Strategic Objective 5 of the development plan which requires that new development in Cork City will respect and reflect the topography, landscape and ecology of the City. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.


Liam McGree

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

Dated this 09 day of January 2025.