

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 2442677**

**APPEAL** by Jimmy and Eileen Hill and Grainne Breen care of 25 Nuns Walk, Pouladuff Road, Cork against the decision made on the 8<sup>th</sup> day of July 2024 by Cork City Council to refuse permission.

**Proposed Development:** Construction of a new vehicular entrance off the public road to allow for a shared driveway and parking for house numbers 21 and 25 Nuns Walk, Pouladuff Road, Cork.

**Decision**

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

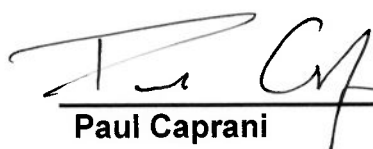
**Reasons and Considerations**

It is considered that the proposed development would result in unacceptable levels of pedestrian and vehicular conflict and would therefore endanger public safety by reason of a traffic hazard the proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Furthermore, the Board were not satisfied, based on the documentation contained on file, that the proposed surface car parking arrangements would not impinge on the property rights of the owners of number 23 Nuns Walk. It appears, from information submitted with the application, that the proposed car parking area includes a portion of property under the ownership of the residents of number 23 Nuns Walk. On the basis of the information submitted with the application and appeal, the Board is not satisfied that the applicants have sufficient legal interest in the lands on which to carry out the proposed development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the lack of adequate separation for pedestrians and vehicles in the proposed parking area would endanger public safety by reason on a traffic hazard particularly as vehicles will be required to manoeuvre and reverse in an out of spaces to the front of the dwellings in question.

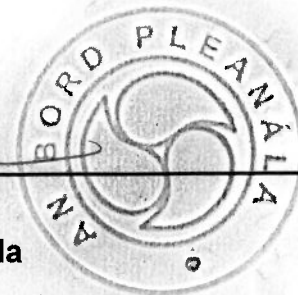
The Board were also not satisfied, based on the information submitted with the application and appeal, that the applicant has sufficient legal interest to carry out the works to the front of house numbers 21, 23 and 25 Nuns Walk, and that the works to be undertaken to construct the car parking may legally impinge on the pedestrian access to number 23 Nuns Walk.



**Paul Caprani**

**Member of An Bord Pleanála**

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



Dated this 14<sup>th</sup> day of March, 2025.