

An
Bord
Pleanála

Board Order

ABP- 321289-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 24/43220

Appeal by Holren Properties Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 24th day of October, 2024 by Cork City Council to refuse permission.

Proposed Development: Refurbishment of two number two/three storey buildings. Permission will consist of (1) change of use of ground floor retail shop to betting shop at numbers 11 and 12 Castle Street; (2) demolition of ground floor internal walls between units 10, 11, 12 and 13 Castle Street with (3) new illuminated projecting and fascia signage and renovation of existing ones or replacement with identical ones if renovation is not possible; (4) external glazed windows; (5) all associated site development works at numbers 10, 11, 12 and 13 Castle Street and number 7 South Main Street; (6) the change of use of first and second floors 9A to 13 Castle Street and 1 to 7 South Main Street from storage to residential use comprising six number one bedroom apartments, one studio apartment and three number one bedroom apartments with mezzanine. (All works subject to planning permission sought are part of protected structures: numbers 1 to 7 Paradise Place, PS 1011 and 9A to 13 Castle Street, PS 1039) at 9A, 10, 11, 12 and 13 Castle Street and 1 to 7 Paradise Place, The Catholic Young Men's Society, South Main Street, Cork.


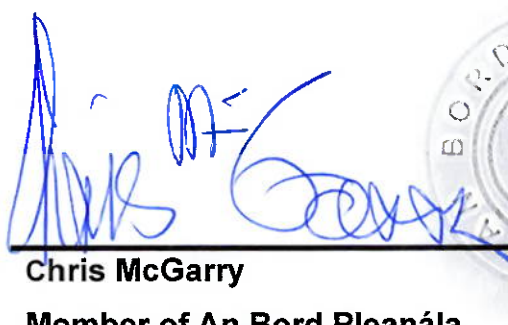
Decision

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 zoning of the subject site as ZO 05, City Centre and Core Retail Area and to section 11.189 (Betting Offices) of the Cork City Development Plan 2022-2028, it is considered that the amalgamation of four former individual retail units to an enlarged betting office, would seriously injure the vitality and viability of the city centre by virtue of the loss of these historic shopfronts on the streetscape and the negative visual impact of its setting on the Protected Structure within a designated Architectural Conservation Area. It is considered that the proposed development would be contrary to section 11.189 of the development plan with regard to safeguarding the vitality and viability of mixed-use centres in the city and maintaining a suitable mix of retail and other uses. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted with the application and appeal which confirms significant interventions in the fabric of the protected structures, it is considered that the level of detail as set out in the plans, elevations and sections in particular, is insufficient to provide a precise description of the nature of such interventions especially with regard to the proposed residential units. The Board cannot be satisfied that the proposed development by reason of works and alterations would not result in a significant negative impact on the character, or would not seriously injure the physical and visual architectural integrity, of 9A to 13 Castle Street (reference number PS1039) and 1 to 7 Paradise Place (reference number PS1011), both of which are included in the Record of Protected Structures and are located in a designated Architectural Conservation Area. In this regard, it is considered that a grant of permission for the proposed development would not be in accordance with Policy Objective SO7 (Heritage, Arts and Culture) of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this  **day of**  **2025.**