



An
Bord
Pleanála

Board Direction
BD-018981-25
ABP-321256-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2025.

The Board decided on a majority of 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to Objective HE 16-18 (c) of the Cork County Development Plan 2022-2028, which seeks to ensure that new development within or adjacent to an ACA respects the established character of the area, and contributes positively in terms of design, scale, setting and material finishes to the ACA, the Board considered that the scale and height of the proposed development would conflict with the said objective, would materially affect the character of the Cobh Architectural Conservation Area and the Protected Structures on West View (Deck of Cards) and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

Any future application should be accompanied by suitably detailed and scaled architectural drawings including, but not limited to site boundary, existing and proposed floor plans, roof plans, contiguous elevations, cross sections showing adjacent buildings and features, and proposed and existing site-specific levels.

Board Member



MaryRose McGovern

Date: 24/02/2025