



Board Direction

Ref: PL28.246517

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 16th, 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the provisions of the current Cork City Development Plan, the location of this vacant structure within Shandon Architectural Conservation Area, to the pattern of development in the area, the planning history of the site and to the nature, and extent of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would provide a viable alternative use of a vacant historic building in an Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed apartments are significantly in excess of the minimum floor area requirements set out the DOEHLG Guidelines 'Sustainable Housing: Design Standards for New Apartments', 2015 and considered that the benefits of providing a sustainable residential use in this old building in this city centre location would significantly outweigh any deficiencies in amenity provision for future occupants particularly in terms of access to private open space. The Board shared some of the third party concerns in respect of the proposed second level deck and the proposed new bay window to Crispin's Lane and omitted these elements by condition in order to protect the visual and residential amenities of the area.

Conditions

1. Standard Plan Particulars including reference to further information submitted.
2. The proposed development shall be amended as follows:
 - a) The proposed second floor rear deck and support structure to serve the duplex unit shall be omitted and the existing east facing window opes retained to serve the kitchen/living room.
 - b) The west facing first floor bay window (over Crispin's Lane) to serve apartment no. 2 shall be omitted and the existing west facing window ope retained to serve the kitchen/living room.

A revised drawing showing these modifications shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of the visual and residential amenities of the area.

3. Appropriately detailed timber sash windows to match the original windows in frame size and moulding detail which overlook the inner courtyard shall be installed in place of the existing 11 no. windows in the North Abbey Street elevation. Full details to be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of the amenities of the Shandon Architectural Conservation Area.

4. Standard construction hours condition and reason.
5. Standard construction waste management condition.
6. Standard waste management (operational stage) condition.

Board Member: _____ Date: August 17th, 2016
Nicholas Mulcahy