



Board Direction

Ref: PL28.247182

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th January 2017.

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

Reasons and Considerations

Having regard to the planning history of the site, to its prominent location, to the zoning for the site and to its proximity to the U.C.C. campus and to the pattern of development in the area, the Board considered that the proposed development is appropriate to its setting and location, would not adversely affect the visual or residential amenity of the area would not be inimical to public health and would 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 had regard to the location of the site in the inner suburbs of Cork and to the prominent location of the site and to the pattern of development of the area and considered that the proposal was appropriate in terms of its scale and design.

Conditions

1. Plans Partic.
2. 2 of PA
3. 3 of PA except delete part (a)
4. 4 of PA
5. UrbanWater Drain
6. Lanscap

7. 7 of PA
8. CMP 2
9. CDW
- 10.12 of PA
11. Public Lighting
12. Cables
13. Student "...as student accommodation"...
- 14.25 of PA
- 15.26 of PA
- 16.28 of PA
17. S48 unspec.

Board Member: _____ Date: 9th January 2016
Michael Leahy