



An  
Bord  
Pleanála

**Board Direction**  
**BD-000919-18**  
**ABP-300697-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to:

- (a) the location of the site in close proximity to University College Cork and the availability of transport links to Cork City Centre and other third level institutes;
- (b) the bulk of the site being brownfield in nature;
- (c) the National Planning Framework and the National Student Accommodation Strategy;
- (d) the policies and objectives of the Cork City Development Plan 2015 – 2021;  
and
- (e) the pattern of existing development in the area;

it is considered that, subject to compliance with the conditions set out below, the proposed development; would make a positive contribution to the urban landscape of the area and respect its existing character; would not seriously injure the residential amenities of properties in the vicinity; would not be injurious in terms of biodiversity; and would be acceptable in terms of traffic and pedestrian safety and convenience.

The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

As per the Inspectors report and recommendations,

**Board Member**

**Date:** 14/08/2018

---

Terry Ó Niadh