



An
Bord
Pleanála

Board Direction
BD-000941-18
ABP-300917-18

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 the nature and extent of the proposed development, its design, scale and finish, the pattern of development in the area and the zoning objective of the site in the Cork City Development Plan 2015-2021, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area. The proposed development would, therefore, be in accordance with the ppsd of the area.

Conditions

Generally as per Inspector's report

Omit Conditions 2

Omit Condition 14

Add additional condition

The west facing windows to the centrally sited 12 bedspace rooms located west of the stairwell at first, second and third floor levels shall be doubled in size. Revised

drawings, showing compliance with this amendment, shall be submitted to the planning authority for written agreement prior to the commencement of development.

Reason: In the interest of the amenity of future occupants of the tourist accommodation.

Board Member

Date: 16/08/2018

Terry Prendergast

Note: The Board did not include the Inspector's recommended condition No 2 in its decision as it considered the scale and design of the proposed development to be appropriate in the context of the central location of the site and its City Centre Commercial Core Area zoning objective. It did not consider that the incorporation of translucent glass to the eastern façade would have an undue adverse impact on the development potential of the adjoining site to the east.