



An
Bord
Pleanála

Board Direction
BD-001615-18
ABP-301170-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Cork City Development Plan 2015 – 2021, to the location of the site within the Mardyke Architectural Conservation Area, to the scale, height and high quality design response to the site context, to the proposed use as student accommodation in close proximity to UCC and to the pattern of development in the area the Board considered that, subject to compliance with the conditions as set out below, the proposed development would constitute a visual improvement of the streetscape and wider environs of the ACA, would be acceptable in terms of pedestrian and traffic safety and would not injure the residential amenities of adjoining properties or of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the density was appropriate given the site's context and proximity to a large park and to UCC and considered it to be an appropriate intensity of use in this Urban location and did not consider that the character of the ACA was adversely affected by the demolition of the existing dwelling and its replacement with student accommodation. Furthermore, the Board noted the absence of any on-site parking given the student accommodation use and did not consider that the proposed development would lead to a negative impact in terms of traffic generation

Conditions

- 1 Plans and particulars
- 2 The 3rd floor external walls shall be finished in a gun metal grey or similar coloured render. Revised details to be submitted to and agreed in writing with the planning authority prior to commencement of works on site.
Reason: In the interest of visual amenity.
- 3 Standard use condition re Student Housing as defined in 2016 Act
- 4 Materials and finishes
- 5 Standard urban drain condition
6. CMP incl. demolition.
- 7 Public lighting
- 8 S48 Unspecified

Note: The Board had regard to the reasons for issued by the planning authority however it did not consider that the proposed development was a material contravention of the Development Plan having regard to the pattern of development in the area.

Board Member

Date: 13/11/2018

Paul Hyde