



An  
Bord  
Pleanála

**Board Direction**  
**BD-003048-19**  
**ABP-302923-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2019.

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

### **Reasons and Considerations**

In coming to its decision, the Board had regard to the following:

- the Urban Development and Building Heights Guidelines for Planning Authorities
- the National Planning Framework
- the Cork City Development Plan 2015 – 2021,
- the existing character and pattern of development in the area and the city centre location of the site together with its proximity to public transportation infrastructure,
- plans and details included with the application,
- the layout, form, mass, height, materials, finishes, design detail,

It is considered that, subject to compliance with the conditions set out below the proposed development would:

- secure the redevelopment of underutilised urban land in a prime city centre location strategically positioned close to a major transport node,

- would be consistent with national and local policy measures and guidance which seeks to secure more compact and higher density development in city centre areas,
- would integrate satisfactorily with the surrounding existing development and with the established character of the sensitive historic city centre,
- would enhance the skyline of the area,
- would make a positive contribution to the urban character of the area,
- would not seriously injure the amenities of development in the area and the character and appearance of Protected Structures in the area,
- would not have a significant and detrimental impact on any important views and vistas within the city,
- would be acceptable in terms of public and private transport and pedestrian safety and convenience.

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

#### **Appropriate Assessment Screening:**

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development (being a redevelopment of land within a zoned and serviced urban area), the Inspector's report and the submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives, and that a Stage 2 Appropriate Assessment is not, therefore, required.

## **Conditions**

- 1 Plans and particulars
2. Materials and finishes
3. Signage Condition
4. CMP
5. Noise condition as per PA C9
- 6 As per PA C13
7. Waste Management Condition
8. STD Urban Drainage Condition
9. STD Street Lighting Condition as per PA C21
10. As per PA C22
11. As per PA C25
- 12 As per PA C26
- 13 MMMP
- 14 As per PA C34
- 15 S48 unspecified.
- 16 S49 unspecified

**Note:** In deciding not to accept the inspectors recommendation to seek further information the Board was satisfied that sufficient information was available on the file to make a decision.

**Board Member**

**Date:** 16/05/2019

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Paul Hyde