



An
Bord
Pleanála

Board Direction
BD-005864-20
ABP-306714-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2020.

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;

- NPF
- Urban Development and Building Heights Guidelines for Planning Authorities
- Cork City Development Plan 2015-2021
- The pattern of existing and permitted development in the area
- The site's planning history
- The submissions of third parties and of the planning authority
- The report of the Senior Planning inspector

The Board considered that subject to compliance with the conditions set out below, the proposed development would be in accordance with the objectives of the National Planning Framework, the Cork City Development Plan 2015-2021, would be acceptable in terms of height, scale and mass, would not seriously injure the visual amenities of the area and would not seriously injure the residential amenities of adjoining properties and represent an appropriate design response to the sites context in close proximity to a public transport corridor and a third level education facility, and it would be acceptable in terms of pedestrian, cyclist and traffic safety.

The proposed development would, therefore, 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 concurred with the decision of the Planning Authority and was satisfied that subject to the omission of the two set back floors that the proposed development would not seriously injure the visual or residential amenities of adjoining properties and would not lead to the intensification of adverse impact on the amenities of residential properties adjoining the site arising from increased overlooking, overshadowing and overbearing impact by the addition of one additional set back storey, and would be consistent with the provisions of the Development Plan as they relate to building heights in suburban areas and would be an appropriate response to a significant infill site immediately adjoining a high frequency public transport corridor and within walking distance of a major third level education campus.

Conditions

- 1 Plans and partics
- 2 Omit top two floors in line with PA condtion.
- 3 Materials and finishes.
- 4 IW Condition
- 5 CMP
- 6 C&D WMP
- 7 S 48 Unspecified

Board Member

Date: 01/06/2020

Paul Hyde