



An
Bord
Pleanála

Board Direction

BD-007854-21

ABP-308444-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/04/2021.

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 city centre location of the site, the zoning objective for the site set out in the Cork City Development Plan 2015-2021, the pattern of development in the area and the nature, scale and design of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would not seriously affect the visual amenities of the area or the amenities of property in the vicinity, would respect the architectural heritage of the area and the Shandon Architectural Conservation Area and would not seriously interfere with the notable city views of St Anne's Shandon. The proposed development would, therefore, be in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that, subject to the conditions set out below, the scale, height, form and bulk of the proposed development would be in character with both the setting and character of the area including established roof profiles and in views to St Anne's Shandon. Nor did it consider that the proposed development, would, by reason of scale and design, dominate and detract from adjacent established dwellings on Hill Lane by reason of overbearing impact. It considered the proposed development to be acceptable in terms of its appearance on the character of the area and its impact on the notable city views of the landmark building St Anne's Shandon.

The Board also considered the proposed development to be consistent with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines, as published in 2018 by the Department of Housing, Planning and Local Government, notwithstanding the provision of four single aspect north facing units without private amenity space. Given the location of site and the nature of the proposed development i.e. the refurbishment of an existing building in a central city centre location, it considered that the proposed development would provide a satisfactory standard of amenity for future residents and also considered the overall quality of the proposed development to be acceptable in terms of both the Development Plan and the Guidelines.

Conditions

1. Planpartic
2. PA c.2
3. PA c.3
4. CMP2
5. Standard Construction Waste
6. Standard Working Hours
7. a) A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials [and for the ongoing operation of these facilities] for each apartment unit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.
Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.
8. Urban Manage 1
9. PA c.9
10. PA c.11
11. PA c.13
12. PA c.15

- 13. PA c.16
- 14. PA c.17
- 15. Arch C
- 16. Standard IW
- 17. Standard UrbanWaterDrain
- 18. S.48 unspecified

Board Member

Date: 09/04/2021

Terry Prendergast