An Bord Pleanála

Board Direction
BD-017158-24
ABP-315889-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.
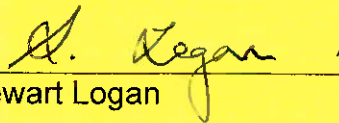
Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, and notwithstanding the site's location on lands zoned ZU 18:17 Town Centre/Neighbourhood Centres in Cork County Development Plan 2022-2028, on which residential is an appropriate use, the Board considered the limitations of the information on the file concerning the extent of bat activity on site to be significant and was therefore not satisfied that the proposed development would not have a significant impact on these protected species. The proposed development would thereby be contrary to Objective BE 15-2 (b) and (c) of the Development Plan and to the proper planning and sustainable development of the area.

   The Board noted the concerns of the Inspector identified in the additional recommended reasons for refusal relating to the scale, quality and design of the proposed development, its compliance with Specific Development Objective RY-T-02, the overlooking of adjoining residential properties, the deficiency in supporting facilities and amenities for students included in the proposal and the integration of the development into the village of Ringaskiddy. In addition, the Board also noted the vehicular access and car parking arrangements which could potentially endanger

public safety, and the insufficiently detailed proposals in relation to surface water disposal.

The Board considered that further analysis would ordinarily have been warranted, however having regard to the substantive reason for refusal identified under 1. above, it was decided not to pursue these matters further in the context of the current appeal.

Board Member _A. Logan_ .   **Date:** 06/08/2024

Stewart Logan