



An
Bord
Pleanála

Board Direction
BD-016560-24
ABP-319190-24

The submissions on this file and the Inspector's report were considered at Board meetings held on 06/06/2024 and 12/06/2024.

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

Reasons and Considerations

Having regard to the provisions of the Cork City Development Plan 2022-2028, the proposed development, by reason of the quantity of studio units, the floor area of individual studio units, the limited communal facilities and the location of the communal facilities in Block 1 only, fails to provide a satisfactory standard of residential amenity for the student population and in particular fails to comply with Objective 11.6 (e), (f) and (g) of the Cork City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

[Note:

1. The Board considered that the studio units by virtue of their limited size and layout constitute shared accommodation and noted footnote 3 in section 3.2.1 of the Sustainable Residential and Compact Settlement Guidelines 2024 which state that *"When calculating net densities for shared accommodation, such as student housing, four bed spaces shall be the equivalent of one dwelling."* The Board calculated a residential density of 141uph and, therefore, considered that the residential density of the proposed development is within the residential densities for City-Urban Neighbourhoods and City-

Suburban/Urban Extension provided for in the Sustainable Residential and Compact Settlement Guidelines 2024.

2. The Board did not agree with the Inspectors view that the proposed development failed to comply with the provisions of the Building Height Strategy. The Board considered the Building Height Strategy in Table 11.1 of the Cork City Development Plan 2022-2028 which provides a target height range of 2-4 storeys for Outer Suburbs (majority of the site) and 3-5 storeys for Inner Urban Suburbs (minority of the site). Notwithstanding the planning authority had concerns in respect to excessive height of the proposed development, the Board noted they did not refer to any non-compliance with the Building Height Strategy in their refusal reasons. The Board also considered that the heights of the proposed buildings in the context of their finished levels relative to existing buildings in the surrounding area, are not excessive. The Board further noted the applicant's proposals to omit the 5th floor of block 1 along Model Farm Road and considered this to be appropriate.
3. The Board did not agree with the inspector's view that the proposed development would cause undue overbearance and overshadowing of adjacent properties and considered that the degree of overbearing and overshadowing in this City location was acceptable. The Board further noted the applicant's proposal to amend the eastern elevation of Block 2 from 4 storeys to 3 storeys and considered this to be appropriate.]

Board Member


Stephen Bohan

Date: 12/06/2024