



Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37257

Appeal by Farranlea District Residents' Association care of Bernard Murphy of Farranlea Park, Cork and by Maura Murphy of Yeoville, Farranlea Park, Cork against the decision made on the 18th day of January, 2018 by Cork City Council to grant subject to conditions a permission to Summix FRC Developments Limited care of Thornton O'Connor Town Planning Limited of Paradigm House, Dundrum Office Park, Main Street, Dundrum, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of the existing two-storey warehouse structure (2,050 square metres); and the construction of a three-storey student accommodation residence (4,956 square metres) providing 161 number bed spaces (33 number four bed clusters, 20 number studios and nine number studios for mobility impaired persons) and ancillary communal facilities. The development will comprise 10 number car park spaces; the repositioning of the existing access slightly to the west and the provision of an additional access to serve the two number mobility impaired spaces; hard and soft landscaping; boundary treatments; bicycle parking; and all other associated site works above and below ground, all on a 0.3707-hectare site at Gillian House, Farranlea Road, Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the zoning provisions for the site, as set out in the Cork City Development Plan 2015 – 2021, to the proximity of the site to existing third level education facilities, and to the design, character and layout of the development proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would to seriously injure the residential amenities of houses in the vicinity of the site, would not seriously injure the overall amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 30th day of November 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colour and texture of all external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. No change of use shall take place from student accommodation to any other type of living accommodation without a prior grant of planning permission.

Reason: In the interest of complying with Objective 6.5 of the Cork City Development Plan 2015 – 2021.

5. Prior to the commencement of development, details of the form, layout and enclosure of the proposed substation at the site's frontage shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of orderly development.

6. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000, as amended, in respect of footpath improvements, inclusive of raised pedestrian/vehicular crossovers along Farranlea Road. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.

