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**Planning and Development Acts 2000 to 2020**

**Amendment of Board Order**

**Planning Authority: Cork City Council**

**Development Concerned:**

- (a) The demolition of an existing dwelling and ancillary structures on site;
- (b) The construction of a one to five storey student accommodation development including 30 number student apartments in three number blocks with a total of 216 number bed spaces comprising one number four bed apartment, 10 number six bed apartments and 19 number eight bed apartments, and ancillary student support facilities including study/meeting room, lounge, cinema, a reception area, management offices and storage;
- (c) The provision of 120 number bicycle parking spaces, four number car parking spaces, plant/tank room, condenser enclosure, and recycling/refuse storage,
- (d) All ancillary works including landscaped areas, vehicular and pedestrian access, footpath upgrades at Orchard Road, site infrastructure, provision of Photovoltaic panels at roof level, and site development works all located at San Paula, Orchard Road, Cork.

**WHEREAS** the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 19th day of October, 2020:

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error condition number 2(b) of the Board Order and the reason therefor was attached in error,

**AND WHEREAS** the Board considered that the correction/clarification of the above-mentioned error would not result in a material alteration of the terms of the Board's decision,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the applicaiton the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition number 2 of its Order and the reason therefor shall be as follows:

2. The proposed development hereby permitted shall only be occupied as student accommodation, in accordance with the definition of student accommodation provided under section 13(d) of the Planning and Development (Housing) and Residential Tenancies Act 2016, and shall not be used for any other purpose without a prior grant of planning permission for change of use.

**Reason:** In the interest of residential amenity and to limit the scope of the proposed development to that for which the application was made.

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**Paul Hyde**

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

**Dated this      day of      2020**