

An
Bord
Pleanála

Board Order
ABP-309632-21

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Associated Reference Number: ABP-300325-17

REQUEST received by An Bord Pleanála on the 8th day of March 2021 from University College Cork care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-300325-17.

WHEREAS the Board made a decision to grant permission, subject to 15 conditions, for the above-mentioned development by Order dated the 6th day of March 2018,

AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the proposed alteration is described as follows:

- Alterations to the screening proposed on windows on the southern elevation of Block D.

AND WHEREAS the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of the development concerned,

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alteration would not be likely to have significant effects on the environment or on any European Site,

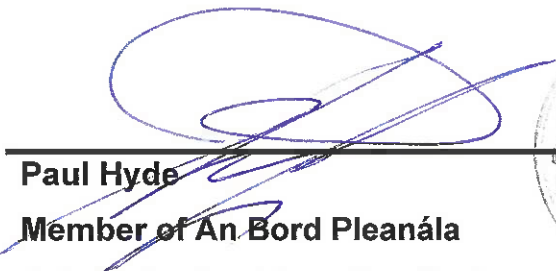
NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars received by the Board on the 8th day of March 2021.

REASONS AND CONSIDERATIONS

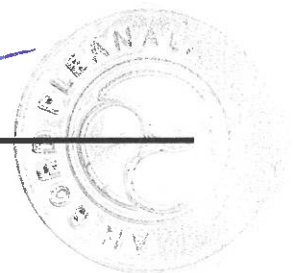
Having regards to:

- (i) the nature and scale of the student accommodation development permitted under ABP-300325-17 for this site, which includes for redevelopment of the proposed site comprising four number residential blocks above a single storey podium varying in height from eight to ten floors above ground level with a fifth low level gateway block is included at the main entrance onto Victoria Cross comprising one number two-bed apartment, seven number three-bed apartments and 58 number four-bed apartments, providing a total of 255 number bedspaces to be used for student/university related accommodation,
- (ii) the examination of the environmental impact, including in relation to European Sites, carried out in the course of that application,
- (iii) the limited nature and scale of the alterations when considered in relation to the overall permitted development
- (iv) the absence of any significant new or additional environmental concerns including in relation to European Sites arising as a result of the proposed alterations, and
- (v) the report of the Planning Inspector, which is adopted,

It is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, the Board hereby makes the said alterations.



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



Dated this *31st* day of *May* 2021