

An
Bord
Pleanála

Board Order
ABP-313328M-22

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40068

Development Concerned: As revised by further public notices received by the planning authority on the 13th day of January, 2022, the proposed development now consists of construction of a new purpose-built research facility comprising 16,750 square metres of accommodation rising from four storeys at the east to six storeys at the west. The main accommodation comprises a mix of research laboratories, office accommodation, start-up incubation and amenity spaces. The main entrance level provided for public engagement with a café, exhibition space, conference/seminar areas and a demonstration laboratory. A basement will house the main Mechanical and Electrical services for the building which feed the spaces above through four service cores rising through the buildings. Showers, drying rooms and locker spaces for cyclists are also provided at this level with access on the north elevation. Construction of a 124 square metres single storey secure cycle parking structure of 108 bikes is provided to the west of the Cooperage. A new carpark to the west of the new building to replace the 154 existing parking spaces on site. All ancillary development including site wide landscaping and lighting. Following the completion of the Heritage

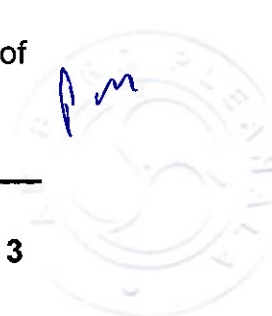
Significance Report, measured building survey and structural survey of the former bottling plant, it is proposed that the entire noteworthy southern elevation composition of the glazed yellow brick, chimney, loading bay canopies and wall behind them are retained, refurbished and integrated into the new design for use as part of the Tyndall facility. The equipment, processes and operations in the new laboratory building will be subject to a Trade Effluent Licence and biannual testing on emissions to atmosphere for several parameters to ensure that the stated limits are not exceeded. The development will take place within the curtilage of two protected structures identified on the Record of Protected Structures of the Cork City Development Plan 2015-2021, Alderman Reilly's Bridge (PS814) and Distillery House and Chimney (PS813), at University College Cork, Distillery Fields, North Mall, Cork:

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 13th day of December, 2023,

AND WHEREAS it has come to the attention of the Board that due to a clerical error the wording of condition number 13 should be amended,

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the 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 appeal 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 13 of its Order and the reason therefor shall be as follows:

13. Tree removal works shall only take place between the months of August and April.

Reason: To prevent disturbance to nesting birds and in the interest of nature conservation.



Peter Mullan

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

Dated this 2nd day of January, 2024.