

An
Bord
Pleanála

Board Order
ABP-315702-23

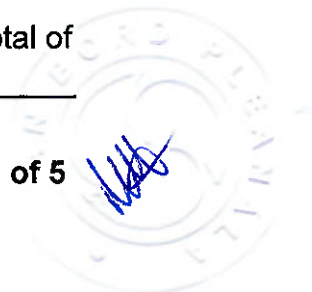
Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41422

Appeal by Séamus and Eileen Lantry of An Grianán, 8 Fitton Street East, Morrison's Island, Cork against the decision made on the 11th day of January, 2023 by Cork City Council to grant subject to conditions a permission to Quakeside Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development of this site at Morrison's Quay, Cork, comprising of the following addresses: 9-14 Morrison's Quay, 5 and 5A Fitton Street, 1 Keffe Street and adjoining lands backing onto Catherine Street/Keffe Street. The site is bounded generally by Fitton Street East to the north, Morrison's Quay to the east, Catherine Street to the south and Keffe Street to the west. The site contains three protected structures: Number 11 Morrison's Quay (Ref: PS1152), Numbers 12 and 13 Morrison's Quay (Ref: PS1155) and a post box on the façade of Number 10 Morrison's Quay (Ref: PS998). The development will consist of modifications to permission Register Reference 20/39418 and Register Reference 21/40277 to include the following: Change of use at ground floor level of the permitted offices on Catherine Street to hotel to provide 19 number additional bedrooms. A total of



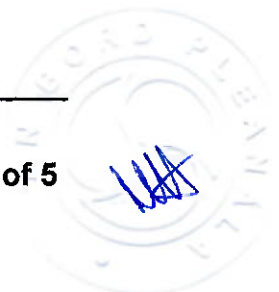
206 number hotel bedrooms will be provided. Minor internal alterations to permitted ground floor hotel layout including provision of a new corridor alongside the permitted courtyard. The relocation of the permitted bicycle parking within the courtyard to provide 20 number bicycle parking spaces. Minor external alterations to Catherine Street, Fitton Street, Keeffe Street and Morrison's Quay elevations. All associated site development works and services provision, all at Former Moore's Hotel site including 9 - 14 Morrison's Quay, 5 and 5A Fitton Street, 1 Keeffe Street and adjoining lands backing onto Catherine and Keeffe Street, Cork City.

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.

Reasons and Considerations

Having regard to the 'ZO 05' zoning provision of the Cork City Development Plan 2022 - 2028, to the site's planning history, to the pattern of development and recent permissions in the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not increase the risk of flooding in the area, would not seriously injure the visual or residential amenities of the area, would respect the character and pattern of development in the area and would make a positive contribution to the streetscape. The proposed development 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 further plans and particulars submitted on the 6th day of December, 2022, 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.

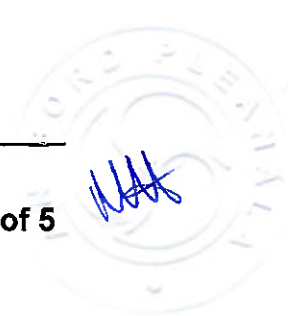
Reason: In the interest of clarity.

2. The development shall comply with all relevant conditions of the previous decision to grant permission under planning register reference number 20/39418.

Reason: In the interest of orderly development.

3. The flood protection and mitigation measures set out in the Flood Risk Assessment Report and Flood Defence Scheme drawing received by the planning authority on 6th day of December, 2022 shall be implemented in full. Any proposed deviations from the proposed flood mitigation measures shall be discussed with, and agreed in writing with, the planning authority prior to implementation.

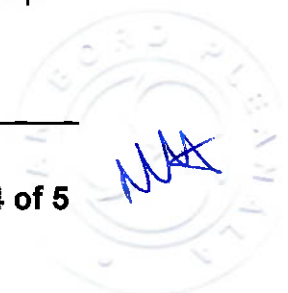
Reason: To prevent flooding of the development and in the interest of public health.



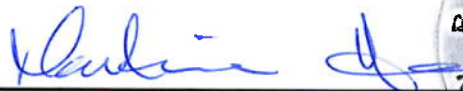
4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by, or on behalf of, the planning authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme 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 to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

5. The developer shall pay to the planning authority a financial contribution in respect of the Cork Suburban Rail Project in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme 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 to determine the proper application of the terms of the Scheme.

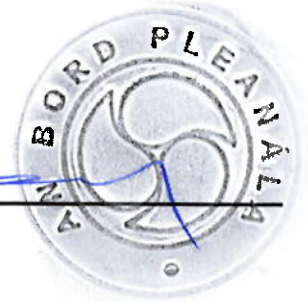


Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.



Martina Hennessy

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



Dated this *31st* day of *January* 2024.