



An  
Bord  
Pleanála

Board Order  
ABP-315889-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 224864**

**APPEAL** by Patrick Byrne care of Arrol Byrne and Company of 11 Saint Patrick's Road, Turners Cross, Cork against the decision made on the 26<sup>th</sup> day of January, 2023 by Cork County Council to refuse permission.

**Proposed Development:** Permission to develop 26-number student halls of residence, including all internal roads, car parking and necessary facilities/services, to serve the National Maritime College of Ireland students, and other third level institutions located in Ringaskiddy. The proposal provides two and three-storey halls of residences containing 194 student bedsits arranged in an open parkland landscape retaining the existing perimeter mature trees and boundaries, the halls of residences shall be orthogonally arranged around a central square with open space pocket-parks linked together by boundary landscaping at Rose Lodge, Main Street, Loughbeg, Ringaskiddy, County Cork. The proposed development was revised by further public notices received by the planning authority on the 21<sup>st</sup> day of December 2023.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, and notwithstanding the site's location on lands zoned ZU 18:17 Town Centre/Neighbourhood Centres in the Cork County Development Plan 2022-2028, on which residential development is an appropriate use, the Board considered the limitations of the information on the file concerning the extent of bat activity on site to be significant and was therefore not satisfied that the proposed development would not have a significant impact on these protected species. The proposed development would thereby be contrary to Objective BE 15-2 (b) (Protect sites, habitats and species) and (c) (Local Authority plan making), both relating to Biodiversity and Environment, of the development plan and contrary to the proper planning and sustainable development of the area.

The Board noted the concerns of the Inspector identified in the additional recommended reasons for refusal relating to the scale, quality and design of the proposed development, its compliance with Specific Development Objective RY-T-02, the overlooking of adjoining residential properties, the deficiency in supporting facilities and amenities for students included in the proposal and the integration of the development into the village of Ringaskiddy. In addition, the Board also noted the vehicular access and car parking arrangements which could potentially endanger public safety, and the insufficiently detailed proposals in relation to surface water disposal.

The Board considered that further analysis would ordinarily have been warranted, however having regard to the substantive reason for refusal identified under 1. above, it was decided not to pursue these matters further in the context of the current appeal.



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**Stewart Logan**

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

Dated this *13<sup>th</sup>* day of *August* 2024.