

An
Bord
Pleanála

Board Order
ABP-319192-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 235607

APPEAL by PByrne Partnership care of Arrol Byrne and Company of 11 Saint Patrick's Road, Turners Cross, Cork against the decision made on the 6th day of February, 2024 by Cork County Council to refuse permission.

Proposed Development: Permission for the construction of 24 student housing units comprising of 192 study bedrooms, and ancillary communal amenities. The proposal provides two-storey dormer purpose-built student housing units that include living/kitchen/dining room and secure foyer with integral bin and bicycle storage, improved existing site entrance, internal roads, car parking, landscaping, lighting and all ancillary development. Rose Lodge, Main Street, Loughbeg, Ringaskiddy, County Cork.

Decision


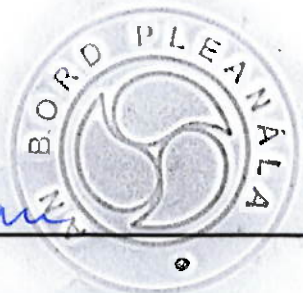
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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.

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.

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

Dated this *13th* day of *August* 2024.