



An
Bord
Pleanála

Board Order
ABP-319369-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 23/42566

Appeal by Patluke Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, Cork against the decision made on the 23rd day of February, 2024 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Retention of an artificial surfaced sports area to the rear of Griffith College and all ancillary site development works. The proposed development is located within the curtilage of lands associated with the former Saint Patrick's Hospital and Convent which is a Protected Structure (RPS number PS787). A stone-built ventilation shaft (NIAH number 20863042) associated with the Kent Station railway tunnel which is also a Protected Structure (RPS number PS930) is located north of the proposed development at Griffith College, Wellington Road, Cork.

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 condition set out below.

Reasons and Considerations

Having regard to the land-use zoning objective for the site as set out in the Cork City Development Plan 2022-2028 and of adjoining sites, to the nature of development adjoining the site to be retained, the proposed retention of an artificially surfaced playing pitch for use by students of the adjoining educational facilities, would not seriously injure the visual, landscape, heritage or natural amenities of the area or of property in the vicinity, and would be in compliance with the policies and objectives of the development plan. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

1. The development shall be retained in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.


Patricia Calleary

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

Dated this 03 day of December 2024.