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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: T.P. 16/37233**

**Application for Leave to Appeal** against the decision of the planning authority by Kieran Coughlan and Claire Riordan care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork, having an interest in land adjoining the land in respect of which Cork City Council decided on the 18<sup>th</sup> day of September, 2017 to grant subject to conditions permission to Pierce Developments (Blackrock) (In Receivership) care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

**Proposed Development:** Demolition of an existing dwelling and the construction of 117 number residential units, bin stores, Electricity Supply Board substation building, and all ancillary car parking, landscaping and site development works. The 84 number proposed dwellings consist of 35 number three-storey dwellings, 12 number two-storey dwellings, 15 number two-storey dwellings with an optional rear extension, 22 number two-three-storey dwellings with an optional rear extension and optional 2<sup>nd</sup> floor attic conversion. The 33 number proposed apartments will be provided in two blocks. Block 1 will consist of seven number apartments over three-four storeys with balconies at 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor level. Block 2 consists of a four-five storey building comprising a ground floor crèche and 26 number apartments with balconies at 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor level and a roof terrace at 5<sup>th</sup> floor level. Access to

the proposed development will be provided via the existing entrances at Convent Road, Skehard Road and Blackrock Road. The proposed development includes works within the curtilage of the Ursuline Convent, protected structure number PS493, including repairs to the oratory building. All at Eden, Blackrock, Cork. Revised public notices were received by the planning authority on the 4<sup>th</sup> day of July, 2017.

## **Decision**

**GRANT leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

