



An
Coimisiún
Pleanála

Inspector's Report ABP-322771-25

Development	Construction of 5 storey 220 bed tourist accommodation and a cafe together with all associated site works.
Location	9 Fitton Street, Cork City, Co. Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2442982
Applicant(s)	Peppard Investments 8 Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	First Party Against Condition
Appellant(s)	Peppard Investments 8 Limited
Observer(s)	None
Date of Site Inspection	3 rd September 2025
Inspector	Matthew McRedmond

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
Planning Authority Decision	5
2.2. Decision	5
2.3. Planning Authority Reports	5
2.4. Prescribed Bodies.....	11
2.5. Third Party Observations	11
3.0 Planning History.....	11
4.0 Policy Context.....	12
4.1. National and Regional Planning Policy	12
4.2. Climate Action Plan, 2025 [CAP25]	13
4.3. Climate Action Plan, 2024 [CAP24]	13
4.4. Cork City Development Plan 2022-2028.....	13
4.5. Natural Heritage Designations	15
5.0 EIA Screening.....	15
6.0 The Appeal	15
6.1. Grounds of Appeal	15
6.2. Planning Authority Response.....	18
6.3. Observations.....	18
7.0 Assessment.....	18
7.2. Visual Impact	19
8.0 AA Screening.....	31
9.0 Water framework Directive	32

10.0	Recommendation	32
11.0	Reasons and Considerations.....	32
12.0	Conditions	32
Appendix 1 – Form 1: EIA Pre-Screening and Form 3: Screening Determination		
Appendix 2 – Appropriate Assessment		
Appendix 3 – WFD Impact Assessment		

1.0 Site Location and Description

- 1.1.1. The subject site is located at 9 Fitton Street East in Cork City Centre. The site is within the established built environment of the City Centre and is 0.044ha in area. The land parcel is bounded by No. 4 Father Mathew Street to the west, No. 8 Fitton Street to the east and Fitton Street East itself to the north.
- 1.1.2. Fritton Street connects with Keeffe Street and Catherine Street, which between them form an “L” shape in plan-view and run between the mid-point of Fitton Street East and Morrison’s Quay.
- 1.1.3. A local landmark building is the Regency Gothic-style Holy Trinity Church, which is sited on the corner of Father Matthew Street and Father Matthew Quay to the southwest of the subject site.
- 1.1.4. Land use on Fitton Street East and the adjoining Streets includes instances of retail, commercial, and residential uses. Buildings on the northern side of this Street range from three to six storeys, with a pattern of lower older buildings and higher modern ones. The southern side comprises buildings that are of one, two, and three storeys in height. The 5-storey Morrison’s Hotel development is located to the east and a 6-storey office building is located on the west side of Fr. Mathew Street at the west end of Fitton Street East.
- 1.1.5. The site itself is vacant, having previously contained a street-fronted part single storey/part two storey building upon it, having been last used as a commercial gym. To the east, this building adjoins a two storey dwelling house with an integral garage and a converted roofspace, which reads as two and a half storeys. To the west, it adjoins an ESB sub-station and the former Presbyterian Church, which was formerly in use as an eatery and is now vacant. The pitched roof of the Presbyterian Church reaches a height equivalent of 3-storeys.
- 1.1.6. The site is currently vacant due to demolition of previous buildings.

2.0 Proposed Development

- 2.1. The proposed development consists of:

- 5-storey tourist accommodation building.
- 220 bedspaces
- A café at ground level
- All associated site works including bin storage, pant and drainage.

Planning Authority Decision

2.2. Decision

On the 19th May 2025, Cork City Council granted permission for the proposed development subject to 28no. Conditions. The following are of note:

- Condition 2 – Amendments to permitted scheme including removal of top floor from proposal.
- Condition 3&4 – Revised drawings and details to proposed entrance and roof top plant including lift over runs, to be submitted and agreed with the Planning authority prior to the commencement of development.
- Condition 5 – Details of interface with adjoining buildings, including mitigation of impacts on historic buildings.

2.3. Planning Authority Reports

2.3.1. Planning Reports

The Local Authority Planner had regard to the locational context of the site, national and local planning policy context, the referral responses received and the planning history on the application site. Their assessment included the following:

- Given the zoning of the site for 'City Centre ZO 05', nature of proposed development for tourist accommodation, and the previous permission for a 4-storey building, the proposed site is considered acceptable for use put forward.
- The recommended Floor Area Ratio (FAR) is 4+ for City and Central Area, but the 3.47 FAR is considered acceptable in this instance. Target for building heights is noted as 4-6 storeys, with the potential for up to 8 storeys.

- Additional details required in relation to the location within an ACA (South Channel ACA), historical and visual sensitivities with adjoining buildings, including at the street front of Fitton Street.
- Further details in relation to operation of café required. Revised details to improve pedestrian movement along Fitton Street also required.
- Scale and proportionality of proposed shop front design at odds with the existing environment of Fitton Street and adjoining 2-storey buildings. Balcony treatment also considered to be visually obtrusive. Conservation officer requires front (north) elevation treatment to be reconsidered.
- Additional details of west and south (rear) elevations required, to assess the impact on Holy Trinity Church and associated setting of the ACA.
- No windows proposed on eastern elevation. Applicant is referred to details of previous application that included a translucent linear glazing which would bring additional daylight and visual interest to this elevation. Additional visual aids required such as 3D Images, photomontages and artist's impressions to fully evaluate the visual impact of the proposal. The City Architect's department also request revised details to be submitted.
- The consideration of the previously permitted 4-storey proposal (Ref. 17/37530) is referenced as a well-considered scheme.
- The proposal is assessed against the 'Building Height and Development Management Guidelines' and is considered acceptable in meeting National Planning Framework and City Development Plan objectives by providing required tourist accommodation.
- Proposal is not considered a 'tall building' as defined in the Development Plan (twice the height of the prevailing height, above 18m/6 residential storeys). The context of the ACA is however important, and the 5-storey building is considered visually incongruous when considered with the adjoining NIAH building and the Fitton Street streetscape.
- Conservation officers' assessment in relation to built heritage is noted in terms of adjoining NIAH church, which the subject proposal would abut at its eastern gable. Conservation officer recommends a maximum height of 4 storeys.

Further consideration of this setting, with Holy Trinity Church, is required by the applicant. The Moore's Hotel redevelopment of 4-5 storeys is considered to be within a different setting. No objection from an archaeological assessment point of view.

- Local authority planner recommends the proposal is reduced to 4-storeys and is supported by photomontages and appropriate visual assessment.
- Details of proximity to adjoining buildings to be provided by applicant. A daylight, sunlight and overshadowing assessment should also be provided.
- Additional noise details also required.
- Noted that no car parking is proposed. Traffic section of PA recommends grant of permission subject to on-site bike parking.
- Further details in relation to drainage and stormwater also required.
- The Planning Authority recommended further information in relation to a number of items before a decision can be made in relation to the proposal.

Further Information Response

2.3.2. The applicant submitted a further information response in April 2025, which included the following details:

- Confirmation that 5-storey option presents an appropriate scale at this location that is the only financially viable option. Any lesser number of storeys is not viable. 5 and 6 storey developments in the area are presented, and the 5-storey scheme is considered to be within prevailing heights of the area.
- Revised details to elevation treatments including replacing projecting Juliet balconies with flush balconies with perforated aluminium treatment, revised shopfront treatment including reduction in scale, stonework and limestone sills, lift overrun/plant details and details of proposed materials and finishes including glazing and metal cladding.
- Additional design details and fenestration to east and west elevations to improve visual aspect and details of interactions with adjoining buildings.

- A detailed Visual Impact Assessment (VIA) accompanied by verified views in context of South Channel ACA, former Presbyterian Church adjacent and Holy Trinity Church.
- Clarification that lobby, reception and dining function will provide active use throughout the day and evening. Bedrooms relocated to address street in place of toilets.
- Additional roof lighting at ground floor level to provide natural light to dining areas.
- Revised layout to provide storage at upper levels and additional bike parking at ground level.
- A Daylight, sunlight and overshadowing assessment that shows minor non-compliance with single occupancy bedrooms. This issue is submitted as being potentially resolved by providing larger windows or a built-in wardrobe to reduce net area.
- Café opening to public submitted as being 7am-7pm with the applicant willing to accept a condition in relation to operational management that will be agreed with the final occupier, prior to commencement.
- Existing footpath/pedestrian facilities considered sufficient.
- Operational waste management plan provided that can be finalised prior to commencement of development subject to condition.
- Mechanical ventilation submitted as being provided for in the proposed design with additional details in submitted climate action and energy statement.
- Construction and Environmental Management Plan (CEMP) provided, including intended construction practices such as noise, dust, traffic lighting etc. Construction Waste Management Plan also provided.
- A noise impact assessment including response to noise items raised.
- Detailed response in relation to drainage and SuDS strategy, revised Flood Risk Assessment (FRA) also provided.

- Planning Authority request for further information is fully responded to, and no new issues have arisen. The proposed scheme is most viable, suits the existing context, includes robust visual and heritage mitigation, will provide public benefit and is in full compliance with technical requirements.

Planning Authority Response

- Reduction to 4-storeys would result in a reduction to 168no. bed spaces.
- City Architect recommends grant of permission subject to omission of 1 floor and revisions to elevation treatment of building (western elevation specifically) and shopfront design.
- Conservation Officer also requires reduced scale of proposed shopfront and details of materials and finishes. Architectural Heritage Impact Assessment does not contain a meaningful assessment of likely physical or visual impacts of the proposed scheme.
- Magnitude of change is considered high with an adverse to neutral visual effect, with regard to the character and streetscape of Fitton Street East, most notably when viewed from Fr. Mathew Street. 4-storey version, subject to amendments to elevation treatment and shopfront design, is considered to provide a more positive contribution to architectural character.
- Findings of Sunlight, Daylight and Shadow Assessment are accepted, and no adverse impacts will occur on neighbouring properties and the light supply to the proposed development, for both the 4-storey or 5-storey versions.
- Urban Roads and Street Design Section have no objection to proposal subject to conditions.
- Environment and Drainage sections have no objection to proposed development subject to conditions.
- The Planning Authority therefore recommended a grant of permission, subject to conditions, including the omission of 1 floor level to provide a 4-storey building.

2.3.3. Other Technical Reports

- City Architect – Recommended further information is sought in relation to redesign of blank gables, more 3D views/closer in/more accurate, additional material detail, replace toilets at Fitton street elevation, further rooflight detail, redesign of shop front and reconsideration of bike stores at upper floors. The applicant provided a response to these matters, which (as set out in the Planner's Report on the FI) was considered not to be fully addressed, but subject to conditions requiring removal of one floor and design details would be acceptable.
- Traffic: Regulation and Safety– No objection to grant of permission subject to conditions clarifying quantum of bicycle parking.
- Archaeologist's Report – No objection to grant of permission subject to condition requiring archaeological monitoring.
- Environment Report – Further information required in relation to operational waste management, natural ventilation and PV Panels, a CEMP, and a noise assessment. The applicant provided this information, which was considered acceptable by the Planning Authority. No objection to the proposed development subject to conditions.
- Conservation Report – Reviewed the proposal against existing setting and policy context. Recommended a request for further information in relation to the excessive height in relation to the existing character and built form of the area. VIA also requested. Not satisfied that conservation/heritage impacts have been addressed, with no mitigation measures proposed. Granted permission should be no more than 4 storeys in height.
- Drainage Report – Recommended a request for further information in relation to SuDs features, management of stormwater, Uisce Eireann connections and a flood risk assessment. A response was provided by the applicant and was considered acceptable by the Planning Authority. No objection to a grant of permission subject to conditions.
- Infrastructure Report – Morrison's Island Public Realm and Flood Defence Project is noted as being close to the subject proposal. Long terms changes to the flow of traffic are noted.

- Contributions Report – Contributions of €62,817.75 are noted with the proposed 5-storey scheme. This is reduced to €51,543.60 in the final approved permission (4 storeys).
- Urban Roads and Street Design Report – Further information requested in relation to pedestrian footpath to front of proposal. As indicated in planner's report, the submitted response was considered acceptable, subject to conditions.

2.4. Prescribed Bodies

- 2.4.1. Uisce Eireann (UE) - Water and Wastewater connections are feasible without upgrades. No objection subject to attachment of UE connection agreement condition.
- 2.4.2. Inland Fisheries Ireland (IFI) – Request that UE/Cork City Council ensure there is sufficient capacity in the public sewer to ensure there is no overload that would lead to polluting matter entering waters.

2.5. Third Party Observations

- 2.5.1. None.

3.0 Planning History

- 3.1.1. The following planning history is of relevance to the current appeal:
- 3.1.2. **Cork Co. Co. Ref. 17/37530:** Permission granted for demolition of existing structures at 9 Fitton Street (the subject site) and development of a 4-storey tourist accommodation building consisting of 192no. bedspaces and a café at ground floor level. This application was appealed under ABP Ref. 300917-18 and the decision to grant permission was upheld by the Board. The demolition element of this permission has been completed but the 4-storey proposal was not constructed to date.

4.0 Policy Context

4.1. National and Regional Planning Policy

- 4.1.1. The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. A key element of the NPF is a commitment towards 'compact growth', which focuses on a more efficient use of land and resources through reusing previously developed or under-utilised land and buildings. National Strategic Outcome No. 1 is 'Compact Growth'. Activating strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority.
- 4.1.2. The NPF contains several policy objectives that articulate the delivery of compact urban growth as follows:
- NPO 11 outlines a presumption in favour of development in existing settlements, subject to appropriate planning standards.
 - NPO 27 seeks to integrate alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility.
- 4.1.3. Relevant national policy also includes Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, 2024 ('the Compact Settlement Guidelines') which supports the more intensive use of sites in locations served by existing facilities and public transport. The Compact Settlement Guidelines supersede the Guidelines on Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual.
- 4.1.4. The Regional Spatial and Economic Strategy for the Southern Region, 2020-2032 is relevant in terms of the aim to strengthen the role of the Cork Metropolitan Area as an international location of scale, a complement to Dublin and a primary driver of economic and population growth in the Southern Region.
- 4.1.5. Urban Development and Building Heights, Guidelines for Planning Authorities is a government policy that states building heights must be generally increased in appropriate urban locations. There is therefore a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility.

4.2. Climate Action Plan, 2025 [CAP25]

- 4.2.1. It is noted within CAP25 that Key targets to further reduce transport emissions include a 20% reduction in total vehicle kilometres travelled relative to business-as usual, a 50% reduction in fuel usage, and significant increases to sustainable transport trips and modal share. In relation to buildings, it is noted that operational emissions in the built environment sector have decreased by 21% since 2018, and achievement of the first sectoral emissions ceilings is within reach. In 2025 it is proposed to transpose the Energy Performance of Buildings Directive, publish a roadmap to phase out fossil fuel boilers, and increase the numbers of building energy rating (BER) assessors, OneStop-Shops, and Sustainable Energy Communities. It is stated within the Plan that, CAP25 is to be read in conjunction with CAP24, and as such I have set out a summary of same below.

4.3. Climate Action Plan, 2024 [CAP24]

- 4.3.1. Implements carbon budgets and sectoral emissions ceilings and sets a roadmap for taking decisive action to halve our emissions by 2030 and reach net zero no later than 2050. By 2030, the plan calls for a 40% reduction in emissions from residential buildings and a 50% reduction in transport emissions. The reduction in transport emissions includes a 20% reduction in total vehicle kilometres, a reduction in fuel usage, significant increases in sustainable transport trips, and improved modal share.

4.4. Cork City Development Plan 2022-2028

- 4.4.1. The Cork City Development Plan 2022-2028 is the relevant statutory plan that applies to the subject site. The site is located within the City Centre/Docklands area of Cork City.

Zoning

- 4.4.2. The appeal site has a land use zoning of 'ZO 05 City Centre' which has an objective to consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth.

- 4.4.3. Paragraph ZO 5.4 states that development proposals in this zone must demonstrate how the proposal would respect, reflect or contribute to the character and vibrancy of the City Centre, commensurate with the nature and scale of the development.
- 4.4.4. Paragraph 6.27 of the plan states that the City Council seeks to manage development through its View Management Framework in order to protect views of special amenity value. Views are considered to be seen from places that are publicly accessible and well used. Linear views to landmark buildings are noted as a view type providing important views in the city.
- 4.4.5. The subject site is located within the South Channel Architectural Conservation Area (ACA). Chapter 8 of the City Development Plan relates to Heritage, Arts and Culture, including ACAs. Objective 8.23 'Development in Architectural Conservation Areas' notes the following:

“Development in Architectural Conservation Areas should have regard to the following:

- a. Works that impact negatively upon features within the public realm, such as stone setts, cobbles or other historic paving, railings, street furniture, stone kerbing etc. shall not be generally permitted;*
- b. Design and detailing that responds respectfully to the historic environment in a way that contributes new values from our own time. This can be achieved by considering layout, scale, materials and finishes and patterns such as plot divisions in the surrounding area;*
- c. Historic materials and methods of construction should be retained and repaired where this is reasonable, e.g. historic windows and doors, original roof coverings, metal rainwater goods should be retained along with original forms and locations of openings etc;*
- d. Repairs or the addition of new materials should be appropriate and in keeping with the character of the original structures.”*

- 4.4.6. Other policies of the Development plan of relevance to the subject appeal are summarised as follows:

- Objective 1.190, South Channel ACA Issues – Modern Development is part of the evolving character of the city and is welcomed within ACAs provided that

the proposed designs are cognisant of and have regard for the relationship between the river and the building stock, forms, patterns, and heritage associated with it. Current and future plans for the riverbanks of the ACA, have and will take account of the extant historic features. The Morrisons Island Public Realm and Flood Protection Project will have no detrimental impact on the ACA and will in fact adhere to and compliment the ACA objectives.

- The site is located within the defined City area when considering density and building heights. Paragraph 11.34 states that in view of heritage assets and potential impact of new development on local character, infill and redevelopment opportunities should continue to make best use of land with new development expected to generally range from 4-6 storeys.

4.5. Natural Heritage Designations

- 4.5.1. The site is not located within any designated site. The closest Natura 2000 site is the Cork Harbour SPA (Site Code: 004030) which is located approximately 2.8km to the southeast of the site.

5.0 EIA Screening

- 5.1.1. There is no real likelihood of significant effects on the environment based on the nature, size and location of the proposed development and therefore no EIA is required in this instance. See completed EIA Pre-Screening and Preliminary Screening attached in Appendix 1 and 2 below.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. The applicant has submitted a first party appeal against condition 2(a) of the Cork City Council decision to grant permission. Condition 2(a) reads as follows:

2. Prior to the commencement of development, the applicant shall submit the following details for written agreement with the Planning Authority: (a) The omission of the top floor of the building, with a building height of no more than 4 – storeys,

...

6.1.2. The main points of the appeal against the condition can be summarised under the following headings:

- Landscape/Visual Impact
- Planning Policy and Economic Justification
- Inconsistency in Planning Authority Assessment

Introduction

Process to date

- The information submitted with the initial application was considered insufficient by the Planning Authority, who sought further information in relation to the impact of the height of the proposal. In response, the applicant submitted a Daylight and Sunlight analysis and a Townscape Visual Impact Assessment. The original 5-storey scheme was assessed against a requested 4-storey scheme, with the submitted 5-storey submitted by the applicant as being appropriate at this location and they requested the original scheme to be permitted.

Need for Proposal

- Lack of budget-friendly accommodation for tourists in Cork City.
- Higher room densities required for budget friendly tourism accommodation to be profitable. Central locations also required, where footfall and accessibility are provided.
- Pushing these budget friendly tourist accommodation options to peripheral locations, would render them commercially unviable. Strict height limits in core areas could restrict the provision of commercially viable budget friendly options for tourist accommodation.

Appropriate Scale and Mass

- Proposal was developed in consultation with a Conservation Architect, who was involved on behalf of the Planning Authority with the previous grant of permission (Ref. 17/37350).
- The final submitted scheme is considered to provide a balance between appropriate scale and massing of the structure, while ensuring commercial viability with the number of rooms/bedspaces proposed.
- A visual impact assessment of the proposal was undertaken, and it is submitted by the applicant that the 5-storey proposal is in accordance with the proper planning and sustainable development of the area.
- The gap between planning permission being granted and actual construction is particularly apparent at Morrison's Island. Rigid height limits are a restrictive factor in this regard.

Landscape/Visual Impact

- First Party submits that the inclusion of a condition to remove the fifth storey of the proposed building is unjustified based on the evidence presented and undermines the viability and strategic objectives of the scheme.
- The submitted Townscape and Visual Impact Assessment (TVIA) and photomontages demonstrate the proposed 5-storey development respects the context of Morrison's Island where there is emerging higher-density development to regenerate this underutilised brownfield area.
- Negligible visual intrusion on the area, including on views from the River Lee.
- Intensification in central locations is supported in the Development Plan, with other permitted schemes of a similar scale in the area.
- No adverse overbearing impact with adjoining unit vacant.

Planning Policy and Economic Justification

- Site is vacant and formerly derelict (now demolished). Redevelopment aligns with national and local policy.
- Severe shortage of affordable tourist accommodation in Cork, hindering the City's economic and cultural potential.

- The scheme was already downscaled in previous design iterations to address planning concerns. Any further reduction would undermine viability and perpetuate undermining of investment confidence.

Inconsistency in Planning Authority Assessment

- The Planning Authority have acknowledged the suitability of the subject site, yet impose a condition to reduce the proposal by one storey without alternative visual impact and conservation analysis to that submitted by the applicant.
- The condition contradicts national and City Development Plan policy for city centre living, tourism infrastructure and sustainable density.
- The decision seems inconsistent with other planning grants in more visible locations in the area.
- The Council's imposition of Condition 2(a) is considered to be disproportionate, unsupported by evidence, and contrary to broader planning and economic context.
- The Board is asked to have due regard to the TVIA submitted that shows the 5-storey option is acceptable in the context of the views and existing built fabric as demonstrated in the verified photomontages.

6.2. Planning Authority Response

None on file.

6.3. Observations

None on file.

7.0 Assessment

- 7.1. Having examined the application details and all other documentation on file, including the First-Party appeal, having inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issue in this appeal is in relation to visual impact. While the first party appeal also refers to

the planning policy/economic justification and inconsistencies in the Planning Authority Assessment, I consider both issues to fall within the remit of the visual impact of the proposal.

7.2. Visual Impact

- 7.2.1. Having reviewed the complete details on file in relation to the First-Party Appeal, I consider the fundamental issue in relation to this proposal is the visual impact associated with the proposed development. This visual impact must be considered in the context of the built heritage of the South Channel Architectural Conservation Area (ACA), but also in relation to the more specific sensitive receptors such as the adjoining, NIAH listed, former presbyterian church and the Church of the Holy Trinity further to the south. I consider the short- and longer-range views of the proposal to be of relevance to this overall assessment.
- 7.2.2. The proposal provides for a 5-storey development with a maximum height of 19.6m (22.4m OD), at upper parapet level, which is the upper limit of roof top pant. I consider the main and most substantial elements of the proposed building to be the 19.2m (21.7m OD) height at the lower parapet level that consists of the fifth storey with grey cladding that distinguishes the top floor from the remaining four storeys beneath.
- 7.2.3. A point worth noting is the application documents refer to the application site being located at Fitton Street, while street signage at this location refers to Fitton Street East. I refer to Fitton Street East as the location of the site in the following sections.
- 7.2.4. I acknowledge that the buildings to the north, west and south are generally commercial buildings ranging from 2-6 storeys in height in the surrounding area. The Morrison's Hotel development (Premier Inn) to the east of the subject site is recently complete and is 5 storeys in height. An existing office building (18-20 The Gospel Hall, Fr. Mathew Street) is located on the western side of the junction of Fr. Mathew Street and Fitton Street East and is 6 storeys in height. Beckett House to the east, along Fitton Street East, is also 5 storeys in height, with an adjoining building, Quay House, being 6 storeys in height. Each of these buildings are within 30m of the subject site, with the 6-storey building at Fr. Mathew Street also having an inter-relationship with both the Church of the Holy Trinity and the former Presbyterian

Church, being immediately adjacent. I note the Morrison's Hotel development is the only one referred to above to be within the South Channel ACA. I further note that the buildings immediately adjoining the subject site, to the east and west along Fitton Street East, are 2 storeys, with pitched roofs that add additional height and present as 2.5-3 storeys in height.

- 7.2.5. The First-Party Appeal submits that the 5-storey proposal has no additional impact when compared to the 4-storey proposal that would result from the implementation of the Planning Authority Condition No. 2(a). It is submitted in the appeal that the proposed development would be consistent in character and height with surrounding buildings, leading to no negative impact on the amenity of the area or on built heritage in the ACA.
- 7.2.6. The proposed 5-storey building will have a general height of c.19.6m (c.22.4m OD) at upper parapet level (including plant). I note the implementation of the Planning Authority condition to reduce the building to 4-storeys would result in an upper parapet level height of 16.6m (raised from 18.5m OD (15.95m) to 19.161m OD (16.6m) as per condition 2(b)(iii)), which is an overall height difference of 3m between the permitted scheme and the 5-storey proposal being advocated by the applicant.
- 7.2.7. Having regard to the height of existing buildings in the area, I consider that the 5 storey building proposed, with a parapet height of c.19.6m and an overall floor area of over 1,527sqm, is a notable addition of building height, bulk and scale to the area. I note from the photomontages and drawings presented that the building would present a significant presence on the skyline when viewed along Fitton Street, and the key issue is the acceptability of this visual impact in the context of the adjoining land use zones of City Centre commercial and the context of the South Channel ACA.
- 7.2.8. I have reviewed the submitted LVIA from the applicant that concludes the proposed building will have a moderate effect on a medium landscape sensitivity, with a high magnitude of change. Mitigation measures are not considered necessary as the townscape will not be impacted beyond the confines of Fitton Street, Fr. Mathew Street and Keefe Street, by virtue of the presence of existing taller buildings which define the perimeter of the South Channel ACA. The localised landscape effect is

submitted as 'beneficial', as the proposed development will transform a derelict site, contributing towards the regeneration of the area and the provision of passive supervision along Fitton Street.

7.2.9. I refer to paragraph ZO 5.4, 6.27 and Objective 8.23 of the City Development Plan in relation to development within an ACA. Each of these provisions, specifically note the requirement for development to respect the character and vibrancy of the City Centre, in line with the nature and scale of existing development. Developments within an ACA are required to respond respectfully to the historic environment and this is considered in the context of scale, materials and finishes among other details for buildings being retained. I note the previous building on site has been demolished as part of a separate permission and the assessment for the subject appeal is for a new 5-storey building. While I accept there is an extensively established policy principle for regeneration and redevelopment of vacant sites in urban centres, this must be achieved while also having regard to the existing patterns and forms of development within the built heritage of the ACA.

7.2.10. A key concern raised by the Planning Authority is in relation to the design, height, scale and proximity of the proposed development to the adjoining former Presbyterian Church and other properties within the ACA including the Holy Trinity Church. I note the comments of the Conservation Officer and the City Architect in relation to the proposal and the requirement to reduce the height of the proposal by one floor, as a 4-storey proposal, in their view, would result in a more positive contribution to the architectural character of the area.

7.2.11. The height of the proposed 5-storey development has led to concerns from the Planning Authority in relation to visual impact and impacts on built heritage. Paragraph 11.34 of the City Development Plan sets out appropriate building heights of 4-6 storeys for the city area and I consider the subject site an appropriate candidate for the consideration of increased height given the location of the site within the central city area and constructed 5 and 6 storey developments in the vicinity.

7.2.12. I concur with the Planning Authority that the proposed 5 - storey building would not be considered a "tall building" having regard to paragraph 11.45 and 11.46 of the

City Development Plan, where a tall building is defined as *“a building that is equal to or more than twice the height of the prevailing building height in a specific locality, the height of which will vary between and within different parts of Cork City. Within Cork City only buildings above 18m / 6 residential storeys are considered ‘tall buildings’, and only then when they are significantly higher than those around them”*.

- 7.2.13. The appeal site is a small infill site adjacent to the former Presbyterian Church (NIAH listed) and within close proximity to Cork City Centre. It comprises a vacant site that had a building demolished as part of a separate permission and that was previously in two storey form.
- 7.2.14. During my physical inspection of the site, it was evident the site is in poor condition and presents a derelict/underutilised prospect within a city centre location. There is evidence of neglect, defaced buildings, overgrowth and boarded windows in the area. The immediate surrounding area is characterised by vacant 2-storey buildings to the east and west, existing 5 and 6 storey buildings in the Morrison’s Hotel (Premier Inn) and the office building at Fr. Mathew Street (18-20 Gospel Hall), with primarily commercial uses in the wider area. As established, the prevailing building height ranges from two-storey to a maximum of 6 storeys, within 30m of the subject site. I acknowledge that the 6-storey structures in the immediate area are beyond the boundaries of the ACA, but the Morrison’s Hotel/Premier Inn is within the ACA and ranges from 4-5 storeys, with the 5-storey element facing west towards Keefe Street and the subject site.
- 7.2.15. The site is an ideal candidate for redevelopment purposes. It would lead to positive urban regeneration and renewal outcomes, and, in principle, the property represents a good opportunity for infill tourist accommodation use, having regard to the character of the area and the city centre location. However, a key consideration in deciding whether the height, scale and quantum of development sought is appropriate, is whether the scheme is proportionate to its receiving context, and if the design response submitted is sufficiently cognisant of sensitive receptors in the area in accordance with Objective 8.23 of the City Development Plan in terms of responding to the historic environment. In this regard, I consider a key determinant is

whether the proposal has avoided and minimised potential negative impacts on adjoining, nearby heritage assets in the area.

- 7.2.16. As noted, the proposed development is 5 storeys, with an overall height of 19.6m (22.4m OD) including lift overrun. Overall, the proposal is of a contemporary, modern design with a palette of high-quality materials and finishes used throughout. The design of the scheme is generally in accordance with the evolving built form in this part of Cork City, where, as referenced, there are examples of constructed 6-storey development and another with a 5-storey height recently completed.
- 7.2.17. I note the proposed development would be visually apparent in the streetscape when viewed from the surrounding area, including from along Fitton Street and from Fr. Mathew Street, and from Keefe Street to the east. It would considerably exceed the height of the previous building on the property (2-storeys), and the adjoining properties to the east and west, in terms of size, scale and height. I consider these facts to be true for both the 4-storey and 5-storey version of the proposal, as evidenced by the submitted photomontages.
- 7.2.18. The proposal would provide a suitable level of regeneration on a secondary street to the main thoroughfares of the city. This would strengthen the public realm and provide a sense of identity at this location, without detracting from key views across the River Lee or along the quay front. The proposal is adequately setback from protected structures in the wider area and provides an efficient use of land adjacent to the city centre and the associated host of services and amenities.
- 7.2.19. In their assessment of the proposal, the Planning Authority observed that the CGI images submitted by the applicant are not reflective of the actual visual impact, particularly in the submitted view 5 from George's Quay/Buckingham Place. I have reviewed the plans and particulars accompanying the application. Having physically visited the site, and from my appraisal of the surrounding vicinity, I consider that the 3D images/photomontages and information on file is an accurate depiction of how the proposed development would appear if it were constructed.

- 7.2.20. Although the proposal would be visible, this would be limited to close in views and I do not consider this to be a negative visual impact. Given the vacant and derelict condition of the site, it is clear to me that activating these lands through the delivery of a tourist accommodation scheme would result in developing a key landbank in the City Centre of an international location of scale. This would take the form of a well-designed tourist accommodation scheme, which would contribute to the consolidation of the built environment, improve the public realm and lead to better use of centrally located lands in an accessible location.
- 7.2.21. I have had regard to the view management framework contained within the City Development Plan. Although there are linear views in the surrounding area of the site at South Mall towards Finbarr's Cathedral, to the west towards Holy Trinity Church and St. Anne's Tower to the northwest, I do not consider the subject proposal interferes with these important views across the city.
- 7.2.22. The proposed development is consistent with the general aims of urban consolidation, as set out in objective SO1 of the Development Plan, which is to deliver compact growth that achieves a sustainable 15-minute city of scale providing integrated communities and walkable neighbourhoods, dockland and brownfield regeneration, infill development and strategic greenfield expansion adjacent to the existing city.
- 7.2.23. Moreover, the proposal is consistent with national and regional planning policy documents, including the National Planning Framework (2018) (NPF) and Regional Spatial and Economic Strategy for the Southern Region (2019) (RSES). I note that the NPF seeks to make better use of underutilised land and buildings, including infill, brownfield, and under-occupied buildings, with higher housing and jobs densities, that are better serviced by existing facilities and public transport.
- 7.2.24. I acknowledge that a noticeable transition in building height would be apparent, particularly against adjoining properties, but I consider a similar level of impact is apparent from both the 4-storey and 5-storey version of the proposal. However, the proposed 5-storey scheme has been designed to a high standard, in my view, and would not be inconsistent with other 5 and 6-storey developments in the vicinity. I consider that there would be appropriate contrast in high quality architectural style

compared with the wider vicinity and that the scheme would not present as an incongruous form of development at this location. The proposal is adequately setback from other properties to mitigate any overshadowing or overbearing impacts, which is evidenced from the submitted sunlight and daylight assessment. I therefore consider that the proposal would not be out-of-scale or discordant with the surrounding area.

Built Heritage Impact

- 7.2.25. The Planning Authority raised a key concern in relation to the visual impact of the proposal on the Holy Trinity Church to the south. Viewpoint 5 as submitted in the applicant LVIA illustrates the proposal from this viewpoint. Neither the 4-storey nor the 5-storey proposal are visible from this location, showing the proposed development to be screened by existing buildings at the quay side. The wireframe outline of the 5-storey proposal from viewpoint 5 shows the proposal almost breaching the roofline of properties at Fr. Mathew Street. I would consider any proposal for a building taller than 5 storeys would be visible from this location and could potentially have a negative impact on the views of Holy Trinity Church, which is a protected structure. The 5-storey height shows an efficient utilisation of a City Centre, vacant site, that has been appropriately considered, to minimise impacts on the key elements of architectural heritage in the surrounding area. Impacts on the NIAH listed building during construction can be adequately mitigated by way of condition and I accept that the proposal would adjoin this building, as was previously the case with the structures now demolished at the subject site.
- 7.2.26. City Development Plan Objective 8.23 encourages design and detailing that responds to the historic environment and contributes new values of our own time. The proposed layout, scale and materials/finishes provided in the subject proposal are appropriate in this context. The Planning Authority recommended additional design changes to the elevations of the proposal within Condition 2, 3 and 4, and I recommend retaining these conditions to enhance the architectural quality of the proposal. This includes provision of zinc cladding, consistent render finishes and removal of Juliet balconies.
- 7.2.27. In conclusion, I consider the visual impact of the 4 and 5-storey development to be comparable and would not have a significant impact on the visual amenities of the

South Channel ACA outside of the immediate views from Fitton Street East/ Fr. Mathew Street and Keefe Street. Given the wider regeneration and activation that would be achieved through the redevelopment of the subject site, I am satisfied that any visual impact from the 5-storey proposal is moderate and would not affect any locally important views or have any adverse effect on the valued character of the ACA.

Building Height and Design

7.2.28. Although the proposal is not inconsistent with prevailing building heights in the area, I acknowledge the height difference with the adjoining properties, particularly the NIAH listed former Presbyterian Church. In this regard I note the Urban Development and Building Heights Guidelines for Planning Authorities that stipulate broad criteria to be followed in considering proposals for buildings taller than prevailing building heights. In this regard, I have considered the criteria out in Section 3.2 in the height guidelines in the following table, to provide a more detailed review of the acceptability of the proposal, having already established that the proposal is consistent with NPF and City Development Plan objectives for compact growth and regeneration of vacant sites, including those with potential impacts on built heritage.

At the scale of the relevant city/town	
The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.	The site is located less than 1km southwest of Cork (Kent) train station, with a wide range of bus stops located in the surrounding central city area and is therefore accessible via public transport.
Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to	The site is within a built-up location of commercial type uses. The site is within the South Channel ACA. A visual impact assessment has been submitted to illustrate the scale of the development.

topography, its cultural context, setting of key landmarks, protection of key views	Having regard to the flat topography of the site and existing land use pattern in the area that includes buildings of a similar height, I consider that the placing of this 5 storey/19.6m structure is acceptable and represents an appropriate transition in scale that does not have any significant impacts on the visual amenity of the area.
Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.	The proposal was accompanied by a Landscape Visual Impact Assessment. Photomontages illustrate the proposal from the surrounding area and allows for an assessment of the development in its context.
On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape	The proposal is not specifically related to density and is relatively self contained in relation to the provision of new streets. The proposal will use the existing external street network for access from Fitton Street East. There is clear intent from the applicant to provide animation of each façade of the building, to avoid blank elevations and allow for visual interest.
At the scale of district/ neighbourhood/ street	
The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape	The development supports the Development Plan strategy to consolidate the urban core. The proposal adds to the quality of the architectural environment and surrounding streetscape, by presenting

	high quality design and finishes, with an appropriate height, mass and scale.
The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered	Each of the proposed elevations includes an individual treatment of bedroom windows on north and south elevations, angling of windows in the case of south facing windows, white render, vertical cladding and translucent glazing, that all serve to avoid a monolithic structure within the urban block.
The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009)	The height proposal attempts to respond to the context of the site, as well as operational requirements of the applicant and provides for an active use at ground floor level that would activate the street at this location. Opportunities for extensive public realm enhancement are not directly applicable to this setting, however I consider the extent to which the proposal can enhance and regenerate this site to be a significant positive impact. Appropriate floor levels and flood defence measures of removable/demountable barriers proposed at door areas.
The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is	The height modulation of the proposed development of 5 storeys responds to the wider urban setting and can be

situated and integrates in a cohesive manner	considered to contribute to the legibility of the area.
The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.	The development is a tourist accommodation use at an established commercial/city centre location and is acceptable in this context. The proposed built form presents a positive impact in relation to building typologies when viewed in the context of adjoining commercial uses and the high-quality design proposed.
At the scale of the site/building	
The form, massing and height of proposed developments should be carefully modulated to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.	The development is a commercial building. The form, orientation and height proposed allow for a compact form of development on this serviced, City Centre site and which allows for the most efficient use of urban land. The Daylight and Sunlight analysis submitted demonstrates compliance with the BRE guidelines.
Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'	A Daylight and Sunlight analysis was submitted as part of the application which states that the proposal complies with the BRE standards for sunlight and daylight. I am satisfied that any loss of daylight/sunlight does not compromise the ability of adjoining properties to comply with relevant standards.

Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and/or an effective urban design and streetscape solution.	The proposed use of the development is non-residential in nature and no compensatory design solution is required. With regards to the residential units within close proximity of the development and the potential for loss of sunlight, the Daylight and Sunlight analysis submitted demonstrates that the proposal meets all the requirements of the daylight provisions.
Specific Assessments	
Specific impact assessment of the micro-climatic effects such as downdraft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered	The maximum height of the development is 5 stories (c. 19.6m) and not within a cluster of taller buildings and as such an assessment on wind microclimate is not necessary.
In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and	The development is not located in proximity to sensitive bird or bat areas. The AA concludes no significant impact on any protected species within any European Site. The closest European

artificial lighting to impact flight lines and / or collision	site is Cork Harbour SPA, located c.2.8km southeast of the site.
An assessment that the proposal maintains safe air navigation.	The maximum height of the development is 5 stories (c. 19.6m) and an assessment in this regard is not necessary.
An urban design statement including, as appropriate, impact on the historic built environment	A Design Statement was submitted as part of the application. The design is considered appropriate at this location as set out earlier in my report.
Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.	EIA and AA requirements are addressed separately in my report.

7.2.29. I consider the subject proposal to be consistent with the requirements of objective 8.23 and 1.109 of the City Development Plan as it has had regard to the existing historic environment and it would not negatively impact on the amenity of this setting, being part of the evolving character of the city. The proposal would respect the character and vibrancy of the town centre and provide for appropriate compact development. The proposed height, scale and bulk of the subject proposal would have a moderate, beneficial and long term impact on the regeneration of the surrounding area and I recommend grant of permission on this basis.

8.0 AA Screening

8.1. Having reviewed the details on file and having regard to the nature and scale of the proposed development, the location of the site within an adequately serviced urban area, the absence of strong ecological and/ or hydrological connections, and the physical separation distances to European Sites, I consider the potential of likely significant effects on European Sites arising from the proposed development, alone or in combination effects, can be reasonably excluded.

- 8.1.1. Please refer to the attached appendices for detailed Stage 1 Appropriate Assessment.

9.0 Water framework Directive

- 9.1. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives based on the mitigation measures, drainage arrangements and management of surface water as set out in the proposed development. Please see WFD Assessment attached at Appendix 3 of this report.

10.0 Recommendation

I recommend that permission is GRANTED permission, with amended condition 2, for the following reasons and considerations.

11.0 Reasons and Considerations

- 11.1. Having regard to the provisions of the National Policy in relation to compact growth, the policies and objectives of the Cork City Development Plan 2022- 2028, including the zoning objective for the site ('ZO 05 City Centre'); it is considered that, subject to compliance with the conditions set out below, the proposed development would assist in delivering compact growth, regeneration, revitalisation and consolidation of an urban infill site at an appropriate scale, would provide an acceptable standard of design, and would not seriously injure the visual or heritage amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 23rd day of April 2025, 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. Prior to the commencement of development, the applicant shall submit the following details for written agreement with the Planning Authority:

(a) The elevations shall be updated as follows:

(i) The plant - on Juliet balcony arrangement shall be omitted from the front elevation facing onto Fitton Street

(ii) The openings to the Fitton Street elevation shall be consistent and extended to floor level to provide better vertical proportioning

(iii) The dark rendered banding between openings shall be omitted in favour of an overall continuous render finish

(iv) The white render shall be changed throughout the building to a grey colour more consistent with the limestone detailing in the adjacent church to as to better reflect the tone of the natural materials of nearby historic buildings

(v) Fenestration to the western elevation of the Fitton Street facing block shall follow the same arrangement whereby the openings are of the same dimensions and horizontal alignment, with the dark render banding omitted, for a more consistent and reserved architectural expression.

(vi) The dark cladding indicated as 'dark grey render finish' on some drawings shall be a dark zinc cladding.

(vii) Full details of all external materials and finishes for the development shall be submitted.

Reason: In the interest of visual amenity.

3. Prior to the commencement of development, the applicant shall submit the following details for an updated shopfront design on Fitton Street or written agreement with the Planning Authority:

(i) The heavy projecting frame which appears to encroach onto the footpath shall be omitted, and any shopfront treatment shall be effectively flush with the façade as per a more traditional approach

(ii) the escape route and secondary entrance either side of the main openings shall be treated separately to the main 'shopfront', so that the shopfront aligns with the outer limits of the fenestration above, so that the overall façade reads as a single, vertically proportioned composition.

(iii) The bays of glazing to the shopfront shall be of equal width in so far as possible

(iv) The rubble stonework plinth shall be replaced with a coursed, cut - stone cladding more in keeping with a modern architectural insertion. The cladding shall be given a robust finish such as flamed.

(v) A robust finish shall be considered for the wall treatment either side of the shopfront up to the adjacent sub - station height so as to maintain a good finish at street level.

Reason: In the interests of visual amenity.

4. Prior to the commencement of development, the applicant shall submit the following for written approval from the Planning Authority: Detailed drawings to illustrate how the new building will interface with the existing buildings on either side of the site, and how any physical impacts on the historic buildings will be mitigated.

Reason: In the interests of clarity.

5. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the relevant Section of the Council for such works and services.

Reason: In the interest of public health and surface water management.

6. Full details of all signage associated with the café and tourist accommodation shall be submitted to and agreed in writing with the Planning Authority prior to their erection on site.

Reason: In the interest of visual amenity.

7. The developer shall enter into water and wastewater connection agreements with Uisce Éireann, prior to commencement of development.

Reason: In the interests of clarity and public health.

8. The hours of operation of the café element of the development shall be from 7 am to 7 pm daily. Any deviation from these opening hour shall required written approval from the planning authority.

Reason: In the interests of orderly development.

9. a) Prior to commencement of development the developer shall retain the services of a suitably qualified archaeologist at the developer's expense to advise regarding the archaeological implications of the development site. Notification of these arrangements shall be submitted to and agreed with the Planning Authority prior to commencement of any development.

(b) The excavation of all foundations, pilecaps, walls and floors below present ground level shall be supervised by the archaeologist.

(c) The Planning Authority shall be notified of the commencement of the development in writing.

(d) The archaeologist shall submit a report to the Planning Authority outlining the results of the investigation and a report on any archaeological finds.

Reason: To ensure the continued preservation (either in situ or by record) of features of archaeological significance.

10. Public lighting, including lighting of the building facades/shopfront, shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting during the construction phase.

Reason: In the interest of amenity and public safety and to minimise disturbance to bats.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

12. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and health related waste shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials and health-related waste, in the interest of protecting the environment and orderly disposal of waste.

13. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures, fuel storage, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

14. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

15. The construction of the development shall be managed in accordance with a Construction and Traffic Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This

plan shall provide details of intended construction practice for the development, including:

- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) Location of areas for construction site offices and staff facilities;
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) Measures to obviate queuing of construction traffic on the adjoining road network;
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety and environmental protection.

16. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays and 0800-1600 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

17. Proposals for a development name, commercial unit identification and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all such names and numbering shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.

18. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

19. 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 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Matthew McRedmond
Senior Planning Inspector

9th September 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP-322771-25
Proposed Development Summary	Construction of a 5-storey building consisting of 220-bedspaces of tourist accommodation with a café at ground floor and all associated works.
Development Address	9 Fitton Street, Cork City
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2.
	☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	State the Class and state the relevant threshold Class 10(b)(iv) of Part 2 of Schedule 5 relates to a mandatory EIA for urban development involving an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere. As the proposal is for development on a 0.044-hectare site, it would be substantially less than the thresholds set out in Part 2 of Schedule 5 and would not fall under Class 10(b)(iv) in respect to urban development.

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	ABP-322771-25
Proposed Development Summary	Construction of a 5-storey building consisting of 220-bedspaces of tourist accommodation with a café at ground floor and all associated works.
Development Address	9 Fitton Street, Cork City
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The site lies within the settlement boundary of Cork City. Surrounding land uses are mainly commercial. It is not considered that any significant cumulative environmental impacts will result when considered in cumulation with existing developments. There are no demolition works involved (previously completed), and there are no identified risks of accidents or disaster, nor is there any obvious risks to human health that result from the proposed development. The proposed development will not give rise to the production of significant waste, emissions or pollutants.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The proposed development would be in keeping with the mixed use nature of adjacent developments. The site is not located within any designated site. The closest Natura 2000 sites is Cork Harbour SPA (site code 004030), located 2.8km to the southeast. The site is bounded by Fitton Street to the north, and existing buildings on other boundaries. The proposal would not have the potential to affect other significant environmental sensitivities in the area. There is no evidence on file that the site is of particular ecological value, nor is there evidence that the site of particular ecological value for any species, and I am satisfied that there will be no significant effects on biodiversity. The site itself has not been identified as of particular historic, cultural or archaeological significance, although it's location within an ACA is noted.
Types and characteristics of potential impacts	The scale of the proposed development is not significant in the context of existing development in the surrounding area.

(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	During the construction phase noise, dust and vibration emissions are likely. However, any impacts would be local and temporary in nature and the implementation of standard construction practice measures would satisfactorily mitigate potential impacts. Impacts on the surrounding road network at construction stage can be mitigated by way of adherence to a Construction Management Plan. No significant impacts on the surrounding road network are considered likely at operational stage, with no parking provided within the proposal.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 2 – AA Screening

Screening for Appropriate Assessment Test for likely significant effects														
Step 1: Description of the project and local site characteristics														
Brief description of project	The proposed development is for a tourist accommodation facility of 5-storeys in height with a ground level café, at 9 Fitton Street, Cork City. I have provided a detailed description of the proposed development elsewhere in my Inspector's Report in relation to this appeal.													
Brief description of development site characteristics and potential impact mechanisms	It is proposed to construct tourist accommodation facility with ground floor café. A detailed description of the site, surrounding area and proposed development is provided in Sections 1.0 and 2.0 of the Inspector's Report and detailed specifications of the proposal are provided in the planning documents submitted by the applicant, including at further information stage. In summary, the proposed development includes a 5 level building with a floor area of approximately 1,500 sqm to a maximum height of 19.6m. The proposal provides 220 bedspaces and a café, open to the public at ground level. Potential impacts arise during construction, noise and light spill during operation, stormwater run-off and wastewater run-off. The Cork Harbour SPA is located c. 2.8km southeast.													
Screening report	No.													
Natura Impact Statement	No.													
Relevant submissions	No submissions relevant to AA issues.													
Step 2. Identification of relevant European sites using the Source-pathway-receptor model														
One European sites is identified as being located within a potential zone of influence of the proposed development as detailed in Table 1 below. I note that no further range of European Sites is necessary for consideration in relation to this proposed development. Table 1: <table border="1" style="width: 100%; border-collapse: collapse; background-color: #f2f2f2;"> <thead> <tr> <th style="width: 15%;">European Site (code)</th> <th style="width: 25%;">Qualifying interests¹ Link to conservation objectives (NPWS, date)</th> <th style="width: 20%;">Distance from proposed development (km)</th> <th style="width: 25%;">Ecological connections²</th> <th style="width: 15%;">Consider further in screening³ Y/N</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N					
European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N										

Cork Harbour SPA (004030)	Bird of Special Conservation Interest (SCI): Little Grebe (Tachybaptus ruficollis) [A004] Great Crested Grebe (Podiceps cristatus) [A005] Cormorant (Phalacrocorax carbo) [A017] Grey Heron (Ardea cinerea) [A028] Shelduck (Tadorna tadorna) [A048] Wigeon (Anas penelope) [A050] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Red-breasted Merganser (Mergus serrator) [A069] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Lapwing (Vanellus vanellus) [A142] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157]	2.8km southeast	Yes, proximity and potential reduction in water quality to the Cork Harbour SPA. Surface water discharge during construction and operation. Process/foulwater discharge during operation.	Y
------------------------------	--	----------------------------	---	----------

	Curlew (Numenius arquata) [A160] Redshank (Tringa totanus) [A162] Black-headed Gull (Chroicocephalus ridibundus) [A179] Common Gull (Larus canus) [A182] Lesser Black-backed Gull (Larus fuscus) [A183] Common Tern (Sterna hirundo) [A193] Wetland and Waterbirds [A999] Great Island Channel SAC National Parks & Wildlife Service			
--	--	--	--	--

¹ Summary description / **cross reference to NPWS website** is acceptable at this stage in the report

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³if no connections: N

Given the proximity of the site to Cork Harbour SPA, potential effects could occur due to surface water run off during construction and operation and foul water discharge during operation, will require management to avoid impacts on SC.

Significant effects from other pathways have been ruled out i.e., habitat loss, spread of invasive species, impacts from noise and disturbance.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

The proposed development will not result in any direct effects on either the SPA as it relates to Cork Harbour. However, due to the size, scale and proximity of the proposed development to Cork Harbour as connected by the River Lee to the south, impacts generated by the construction and operation of the proposed tourist accommodation development require consideration.

Sources of impact and likely significant effects are detailed in the table below.

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects

Site 2: Cork Harbour SPA (004030) QI list: Little Grebe (Tachybaptus ruficollis) [A004] Great Crested Grebe (Podiceps cristatus) [A005] Cormorant (Phalacrocorax carbo) [A017] Grey Heron (Ardea cinerea) [A028] Shelduck (Tadorna tadorna) [A048] Wigeon (Anas penelope) [A050] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Red-breasted Merganser (Mergus serrator) [A069] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Lapwing (Vanellus vanellus) [A142] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160] Redshank (Tringa 19irsute) [A162]	Direct: No direct impacts within the SPA. Indirect: Given the proximity to the Cork Harbour SPA, disturbances during the construction phase and operational phase could potentially impact on SCI species. Given the hydrological connection via the existing sewerage network potential effects could occur due to impacts on water quality from surface water runoff during the construction and operational phases. Significant effects from other pathways have been ruled out i.e., habitat loss, impacts from spread of invasive species, noise and disturbance primarily due to the developed nature of the site where there are no established areas of vegetation to provide quality habitats and a baseline of noise and disturbance from artificial lighting already occur. No high risk invasive plant species is identified within the site, therefore no impact on qualifying interests.	Potential negative indirect effect on habitat quality as a result of impacts on water quality due to the hydrological connection to the SPA and alterations to the receiving environment as a result of dust, noise and visual alterations to the existing environment. Due to the enclosed nature of the development site and the presence of a significant buffer area between this urban site and the River Lee, which drains to Cork Harbour, I consider that the proposed development would not be expected to generate impacts that could affect anything but the immediate area of the development site, thus having a very limited potential zone of influence on any ecological receptors. The proposed development would not have direct impacts on any European site. During site clearance, and construction of the proposed development and site works, possible impact mechanisms of a temporary nature include generation of noise, dust and construction related emissions to surface water. The contained nature of the site (serviced, defined site boundaries, no direct ecological connections or pathways) and distance from receiving features, make it highly unlikely that the proposed development could result in stormwater quantities that would generate impacts of a
--	--	--

Black-headed Gull (Chroicocephalus ridibundus) [A179] Common Gull (Larus canus) [A182] Lesser Black-backed Gull (Larus fuscus) [A183] Common Tern (Sterna hirundo) [A193] Wetland and Waterbirds [A999]		magnitude that could affect European Sites.
	Likelihood of significant effects from proposed development (alone): N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		
The construction or operation of the proposed development will not result in impacts that could affect the conservation objectives of the Cork Harbour SPA. Due to distance and lack of meaningful ecological connections there will be no changes in ecological functions due to any construction related emissions or disturbance. There will be no direct or ex-situ effects from disturbance on mobile species during construction or operation of the proposed development. No mitigation measures beyond normal standard construction mitigation and drainage works are required to come to these conclusions.		
Screening Determination		
Finding of no likely significant effects		
Having carried out Screening for Appropriate Assessment of the project in accordance with Section 177U of the Planning and Development Act 2000 (as amended), I conclude that that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Sites within the surrounding area namely, Cork Harbour SPA or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.		
This determination is based on:		
- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site - Distance from and weak indirect connections to the European sites - No ex-situ impacts		

Appendix 3

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	ABP-322771-25	Townland, address	9 Fitton Street, Cork City
Description of project		5-storey, 220-bed tourist accommodation facility with ground floor café, and all associated site works.	
Brief site description, relevant to WFD Screening,		Site is located at the south side of Fitton Street in Cork City. The site is relatively flat and is not connected to any identifiable watercourses. Excess storm water will connect to the existing network. A water quality monitoring station is located approx. 80m southeast of the site.	
Proposed surface water details		Connection to existing storm sewer beneath public road at Fitton Street.	
Proposed water supply source & available capacity		Connect to existing supply. Uisce Eireann confirmed capacity available without upgrades.	
Proposed wastewater treatment system & available capacity, other issues		Uisce Eireann Wastewater connection available without upgrades.	

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	0.5km north	BRIDE (Cork City)_020 IE_SW_19B140300	Poor	At Risk	Urban run off	No.
Groundwater Waterbody	Underlying site	Lee Valley Gravels IE_SW_G_094	Good	At Risk	Ground	No. Hard surfaces will prevent filtration to ground water.
Transitional Waterbody	Underlying Site	Lee (Cork) Estuary Upper IE_SW_060_0950	Moderate	At risk	Urban run off	Yes – stormwater ultimately drains to River Lee.
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.						

CONSTRUCTION PHASE							
No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	River	BRIDE (Cork City)_020 IE_SW_19B1 40300	None. Upstream.	Siltation, pH (Concrete), hydrocarbon spillages	Standard construction practice CEMP	No, due to separation distance and location.	Screened out
2.	Ground	Lee Valley Gravels IE_SW_G_09 4	Yes pathway exists via moderate drainage characteristics.	Spillages	As above	No, due to developed nature of site, no additional groundwater filtration expected.	Screened out.
3.	Transitional	Lee (Cork) Estuary Upper IE_SW_060_0950	Yes. Pathway via drainage characteristics.	Spillages	As above	Yes – drainage characteristics warrant further assessment.	Screened in.
OPERATIONAL PHASE							

1.	River	BRIDE (Cork City)_020 IE_SW_19B1 40300	None. Upstream and culverted for majority of path.	Hydrocarbon spillage/siltation	Connection to existing storm sewer network/SuD s	No, due to separation distance and location. No connection.	Screened out
2.	Ground	Lee Valley Gravels IE_SW_G_09 4	Yes pathway exists via moderate drainage characteristics	Spillages	As above	No, due to hard surfaces proposed	Screened out
3.	Transitional	Lee (Cork) Estuary Upper IE_SW_060_ 0950	Pathway exists but poor drainage characteristics	Spillages	As above	Yes – drainage characteristics warrant further assessment.	Screened in
DECOMMISSIONING PHASE							
5.	N/A						
STAGE 2: ASSESSMENT							
Details of Mitigation Required to Comply with WFD Objectives							
Surface Water							
Development/Activity e.g. culvert, bridge,	<u>Objective 1:Surface Water</u>	<u>Objective 2:Surface Water</u>	<u>Objective 3:Surface Water</u>	<u>Objective 4: Surface Water</u>	Does this component comply		

other crossing, diversion, outfall, etc	Prevent deterioration of the status of all bodies of surface water	Protect, enhance and restore all bodies of surface water with aim of achieving good status	Protect and enhance all artificial and heavily modified bodies of water with aim of achieving good ecological potential and good surface water chemical status	Progressively reduce pollution from priority substances and cease or phase out emission, discharges and losses of priority substances	with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)
	Describe mitigation required to meet objective 1:	Describe mitigation required to meet objective 2:	Describe mitigation required to meet objective 3:	Describe mitigation required to meet objective 4:	
Construction works	Site specific mitigation methods described in the Construction Environmental Management Plan including: • Suspend works during wet conditions • Management of soil • Fuel and chemical handling to include bunding,	Site specific mitigation methods as described.	Site specific mitigation methods as described.	Site specific mitigation methods as described.	YES

	check for leaks, labelling • Availability of spill kits Site specific construction mitigation methods including: • Good practice, standard construction methodologies to reduce surface water run-off during construction • Appropriate management of chemical storage including spillage procedures, bunded storage areas, security, management of refuelling practices, leakages. • Management of sediment and silt levels within the site.				
Stormwater drainage	Adequately designed SUDs features,	SuDS features as described	SuDS features as described	SuDS features as described	YES

	permeable paving and attenuation				
Details of Mitigation Required to Comply with WFD Objectives					
Groundwater					
Development/Activity e.g. abstraction, outfall, etc.	<u>Objective 1: Groundwater</u> Prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater	<u>Objective 2 : Groundwater</u> Protect, enhance and restore all bodies of groundwater, ensure a balance between abstraction and recharge, with the aim of achieving good status*	<u>Objective 3:Groundwater</u> Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity	Does this component comply with WFD Objectives 1, 2, 3 & 4? (if answer is no, a development cannot proceed without a derogation under art. 4.7)	
Development Activity 1: Development of tourist accommodation facility	Site specific construction mitigation methods including: • Good practice, standard construction methodologies to reduce surface water run-off during construction	Site specific mitigation methods as described.	Site specific mitigation methods as described	Yes	

	• Appropriate management of chemical storage including spillage procedures, bunded storage areas, security, management of refuelling practices, leakages. • Management of sediment and silt levels within the site.			
--	--	--	--	--