



An
Bord
Pleanála

Board Meeting Record ABP-319482-24

General:

ABP Case No.: ABP-319482-24

Meeting: BM-004785-25

Meeting Date: 21/02/2025

Meeting Location: Office of An Bord Pleanála

Board Meeting Record Signed Off: Yes

Attendees:

Tom Rabbette

Mary Henchy

Mary Gurrie

ABP Case:

Inspector: Bernadette Quinn

Board Member: Mary Gurrie

Case Type: Normal Planning Appeal PDA2000

Development Address: Lands associated with 1 and 2 Ashton Place and Ashton Park, Blackrock Road, Cork

Development Description Summary: Permission for development which will consist of (i) the partial demolition of the existing ruined building in the south west corner of the site; (ii) The construction of 2 no. apartment blocks ranging in height from 5 to 6 storeys containing 44 no. apartment units comprised of 1 no. studio apartment, 9 no. 1 bed apartments, 29 no. 2 bed apartments and 5 no. 3 bed apartments, all served by open space in the form of balconies and/or ground floor terraces; (iii) The construction of 4 no. 3 storey 4 bed mews houses; (iv) The development will be accessed via a new vehicular entrance off Ashton Park. The proposal includes improvement works on the junction between Ashton Park and Blackrock Road and includes the provision of a controlled pedestrian crossing on Blackrock Road to the north and an uncontrolled crossing on Ashton Park to the west as part of enabling infrastructure as well as the re-instatement of the existing historical public lane (Ashton Avenue) from Blackrock Road running west of no. 1 Ashton Place, which will be used as a pedestrian and cycle access into the development. Provision for outdoor amenity areas (including podium level amenity space), landscaping, car parking, bicycle parking, bin stores, ESB substation, public lighting, roof mounted solar panels, signage and all ancillary site development works.

Decision:

Inspector Recommendation Accepted? Generally Accepted

Conflict of Interest Identified? No

If Yes, Reason for Conflict of Interest:

Meeting Outcome: Decision Made

Decision: Grant permission with conditions

Split Vote: Yes

If Yes, Ratio: 2:1

Discussion Details:

Board Member 1 - Sign off Signed Off By: Tom Rabbette Date Signed: 21/02/2025	Board Member 2 - Sign off Signed Off By: Mary Henchy Date Signed: 21/02/2025
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