



An
Bord
Pleanála

Memorandum ABP-323082-25

To: Ms. Bronwyn Byrne, SEO

From: Daire Littleton Caden, EO

Re: A 10-year planning permission for the following Large Scale Residential Development (LRD) comprising 274 no. student accommodation apartments and a total of 957 no. bed spaces. The proposed LRD includes the following works: i) the partial demolition, conservation, redevelopment and extension of the existing former Good Shepherd Convent buildings for student accommodation use; ii) modifications (including the removal of a glasshouse extension) to the former Bake House/Coach House building to provide a community / amenity space; iii) the conservation, redevelopment and extension of the existing Gate Lodge to provide a café, co-working space and security/administrative office use; iv) the demolition of the former hostel building (known as Well House) and demolition of sheds, glasshouses and other ancillary structures on site; v) the construction of 8 no. new student accommodation apartment blocks ranging in height from 3 to 5 storeys; vi) the construction of a 3 storey mixed-use building with commercial/retail use at groundfloor level and student accommodation on the upper floors; and vii) all associated ancillary development works including vehicular/pedestrian access and pedestrian crossing on to Convent Avenue, new footpaths and raised table at the junction of Convent Avenue and Sunday's Well Road, landscaping, amenity and open space areas, boundary treatments, bicycle

and car parking, bin storage, 2 no. ESB substations, public lighting and all other ancillary development at the Former Good Shepherd Convent, Convent Avenue and Buckston Hill, Sunday's Well, Cork. The proposed development consists of works to and within the curtilage of the former Good Shepherd Convent, which is a protected structure (Ref. No. PS721). The proposed development also consists of works to the exterior of structures which are located within the Sunday's Well Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the application. The Environmental Impact Assessment Report will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority. The application may be inspected online at the following website set up by the applicant: www.godshepherdlrd.ie The Former Good Shepherd Convent, Convent Avenue and, Buckston Hill, Cork City, Co. Cork

Date: 19/08/2025

A decision to grant permission for a Large Scale Residential Development (LRD) was made by Cork City County Council on the 23rd June 2025. The last day for receipt of valid appeals was the 21st July 2025.

Four valid third party appeals against this LRD was received by the Commission before the last day for appeals.

Fourteen observations were received for this appeal before the deadline for submissions. The last day for receipt of observations was the 18th August 2025.

A response to the appeal from the Planning Authority was received on the 13th August 2025 within the statutory timeframe.

An EIAR was submitted with the application to the Planning Authority on the 29th April 2025

File forward for comments

On 27th April 2025

- (1) Please request from PA a copy of their opinion issued on 27th March 2025*
- (2) Please forward file to Michael O'Meara, Inspector, for inspection report.*

M. O'Meara 28/8/25

