



Board Direction

Ref: PL04.247048

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th December 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the current Cork County Development Plan, 2015-2021, and of the Macroom Electoral Area Local Area Plan, 2nd Edition, 2015, the commercial zoning of the site and the existing established use of the site as a filling station with associated shop, the pattern of existing and permitted development in the vicinity and having regard to the information submitted as part of the planning application together with the information submitted in the appeal, the Board is satisfied that the proposed development for the replacement of an existing petrol filling service station, generally accords with the policy requirements of the Development Plan and of the Local Area Plan. It is further considered that the design, scale and finish of the proposed development would not seriously injure the visual or residential amenities of the area in the light of the scale of the existing development and would be acceptable in terms of traffic safety and convenience. The PD would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 Conditions

1. Plans/partic.
2. No additional advertisements or advertisement structures shall be erected or displayed within the curtilage of the site without a prior grant of planning permission.

Reason: In the interest of visual amenity.

3. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for written agreement.

Reason: In the interest of the visual amenities of the area.

4. The filling station and ancillary services shall operate solely between 6.00am and 11.00pm on a daily basis. No deliveries shall take place outside these hours.

Reason: To safeguard the amenities of the area.

5. The use of the sit down café seating area shall be ancillary to the main use of the premises as a shop and no change of use of the area shall take place without a prior grant of planning permission.

Reason: In the interest of the proper planning and sustainable development of the area.

6. ROOF PLANT

Reason: In the interest of residential amenity.

7. All lighting used within the site curtilage shall be directed and cowled so as not to interfere with passing traffic or the adjoining residential properties.

Reason: In the interest of residential amenity and traffic safety.

8. All service cables associated with the proposed development shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

7. Noise A

8. The developer shall engage an appropriately qualified environmental consultant to carry out a site contamination report complete with appropriate remediation measures and this shall be submitted to the

planning authority prior to commencement of development, for written agreement, and all the agreed remediation measures shall be carried out in full.

Reason: In the interest of public health and to ensure a proper standard of development.

9. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

10. The site shall only be used as a petrol filling station and no part shall be used for the sale, display or repair of motor vehicles.

Reason: In the interest of protecting the [residential] amenities of the area.

Board Member: _____ Date: 8th December 2016
G.J. Dennison