



An
Bord
Pleanála

Board Direction
PL28.247905

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th June, 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Cork City Development Plan 2015-2021, and to the nature and scale of the amendments it is intended to retain, and to the pattern of retail and leisure development in the area, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of the area or the economic viability of the streets in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application 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 within three months of the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The shopfront of units 4, 5 and 6 Paradise Place shall be modified in accordance with the following requirements within 3 months of the date of this order: -
 - (a) Existing signage on the windows of units 4 and 5 shall be removed
 - (b) Signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individually mounted lettering,
 - (c) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,
 - (d) No adhesive material shall be affixed to the windows or the shopfront.

Reason: In the interests of visual amenity.

3. The developer shall control odour emissions from the premises in accordance with measures including extract duct details which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.

Reason: In the interests of public health and to protect the amenities of the area.

4. 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 within three months of the date of this order 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.

Board Member

Date: 19th June, 2017

Conall Boland