



An
Bord
Pleanála

Board Direction
PL04.249273

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 5th 2018.

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 current Cork County Development Plan, 2014, and the East Cork Municipal District Local Area Plan 2017, the existing established commercial use on the site, the planning history associated with the site, and having regard to nature and extent of the modifications to the approved development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety, and would not, therefore, be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. The development hereby permitted is limited to the specific changes and modifications listed in the public notices submitted with the application. Otherwise, the overall development shall be carried out and completed strictly in accordance with the terms and conditions of planning permission register reference number 15/06141.

Reason: In the interest of clarity.

3. The existing four number back lit double sided freestanding signs along the site frontage shall be permanently removed within one month of the date of this permission.

Reason: In the interest of visual amenity, and as no planning permission exists for these signs, which were not included in the application submitted under planning permission register reference number 15/06141, and are not included in the present application.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area, and to allow the planning authority to assess any such further signage or advertisements through the statutory planning process.

Board Member

Date: 5th February 2018

Philip Jones