



An
Bord
Pleanála

Board Direction
BD-001029-18
ABP-301333-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2018.

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

Reasons and Considerations

It is considered that the development for which retention is sought would facilitate the expansion of the shop unit associated with the filling station such that it would be significantly in excess of 100 square metres of net retail floor space. The scale of the resultant retail unit would be contrary to the provisions set out in the Cork City Development Plan 2015-2021 relating to fuel filling stations, and would exceed the maximum level of net retail floor space for retail forecourt development as set out in the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in April, 2012. Furthermore, it is considered that the development for which retention is sought would exacerbate the parking deficiencies and on-site circulation restrictions at this service station, resulting in overspill parking onto adjoining streets and vehicular movements into, within and out of the site posing a traffic hazard. In addition, it is considered that the expansion of ancillary facilities to the rear of the forecourt building to service the expanded shop use would have an adverse impact on the amenities of adjoining residential properties by way of noise, overspill parking onto residential streets, and general nuisance resulting from the functioning of the premises. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/09/2018

Stephen Bohan