



An
Bord
Pleanála

Board Direction
BD-002047-19
ABP-302001-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/01/2019.

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 County Development Plan 2014-2020, and of the West Cork Municipal District to the scale and nature of the proposed development and to the nature and character of the surrounding environment, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 2nd day of February, 2018, on the 26th day of April 2018, on the 16th day of May, 2018 and on the 17th day of May, 2018, 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 prior to

commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall comply with the terms and conditions of An Bord Pleanála Appeal Reference Nos. PL88.247100 and ABP-300450-17 which govern the overall development of the lands of which the site forms part, save where amended by the terms and conditions herein, unless amended by the grant of a further permission.

Reason: in the interests of clarity.

3. The proposed development shall be amended as follows:

A forward projecting and illuminated “parking” sign shall be erected on the southern façade of the building, close to the entrance to the first-floor carpark.

The revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to within three months of the date of this Order.

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

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, and the requirements of Condition 2 above, no further signs, symbols, emblems or other advertising devices shall be erected or displayed externally on the site, unless otherwise authorised by a prior grant of planning permission.

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

5. The landscaping scheme shown on Drawing Nos. L105 and L106 as submitted to the planning authority on 26th day of April 2018 shall be carried out within the first planting season following the date of this Order, except as otherwise amended by the terms and conditions of this permission hereby granted.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of development, shall be replaced within the next

planting season with other of similar size and species, unless otherwise agreed in writing with, the planning authority.

Reason: In order to assimilate the development into the surrounding townscape and in the interest of visual amenity.

6. 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.

7. The developer shall pay the sum of €54,000.00 (fifty-four thousand euro) (updated at the time of payment in accordance with changes in the Wholesale Price Index-Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority a special contribution under section 48 (2)(c) of the Planning and Development Act 2000, as amended, in respect of works proposed to be carried out for the provision of 9 car parking spaces. This contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate. The application of indexation required by this condition 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.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Board Member

Date: 07/01/2019

Paul Hyde