



An
Bord
Pleanála

Board Direction
BD-002689-19
ABP-302448-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2019.

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 and of the West Cork Municipal District Local Area Plan 2017, to the previous planning history on the site, to the nature and scale of the development and to the existing pattern of development in this location, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the vibrancy and vitality of Bantry Town Centre, would not seriously injure the amenities of the area, or of property in the vicinity and 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, and by the further plans and particulars received by the Board on the 3rd day of October 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 Planning Permission Reg. no. 16/743 which governs the overall development of the lands of which the site forms part, save where amended by the terms and conditions herein.

Reason: In the interest of clarity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, the unit shall be operated as a dispensary as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

Reason: In the interests of protecting the vitality and viability of the town centre.

4. The unit shall not be amalgamated with any other unit unless authorised by a prior grant of planning permission.

Reason: In the interests of protecting the vitality and viability of the town centre.

5. Details of all external shopfronts and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member

Date: 27/03/2019

Paul Hyde