



An
Bord
Pleanála

Board Direction
BD-003146-19
ABP-303653-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2019.

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 West Cork Municipal District Local Area Plan, 2017, including the 'Town Centre' zoning objective of the subject site, the pattern of development in the area and the nature and scale of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual, residential or other amenities of the area, would be acceptable in terms of its impact on the architectural and cultural heritage of the area and would be acceptable in terms of pedestrian and traffic safety. 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, 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to protect the historic fabric of the building.

3. The four number banners proposed at the front elevation of the building shall be omitted. No advertisement, advertisement structure or other signage shall be erected or displayed on the building in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual and heritage amenity.

4. The proposed bollards and guard rails abutting the existing road carriageway on Ardmanagh Road, shall be omitted. Revised drawings showing the omission of these proposed elements, shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: In the interests of amenity and public safety.

5. The hours of operation of the event centre shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: In the interest of amenities of property in the vicinity.

6. The catering facilities shall be used solely in connection with the event centre, except with a prior grant of planning permission.

Reason: To protect the amenities of the area.

7. The proposed disabled access on the western (side) elevation of the building shall be omitted and the current disabled access ramp to the main entrance retained.

Reason: in the interest of residential amenity and to ensure equitable access for all to the subject premises, rather than allocating segregated access for different users.

8. A detailed architectural method statement, setting out a full schedule of proposed conservation works and detailed material specifications, relating to the existing structure (elements to be maintained and those to be altered), shall be submitted to and agreed in writing with, the planning authority, prior to commencement of development. This schedule shall be prepared by an accredited conservation architect.

Reason: in the interest of protecting and recording the architectural heritage of the subject premises.

9. The Architectural Heritage Assessment report shall be revised to include a full record of the interior of the existing building (elements to be retained and those to be removed). The revised report shall be submitted to and agreed with, the planning authority, prior to commencement of development.

Reason: In the interest of preserving and recording architectural heritage.

10. The developer shall control odour emissions from the premises in accordance with measures which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

11. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

12. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity

Board Member

Date: 27/05/2019

Chris McGarry