



An
Bord
Pleanála

Board Direction
BD-003379-19
ABP-303857-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2019.

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 mix of uses and pattern of development in the vicinity and to 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 contravene materially the current town centre/neighbourhood centre zoning provisions for the site as set out in the current Cobh Municipal District Local Area Plan 2017, would not seriously injure the amenities of the area or of property in the vicinity and would not give rise to a traffic hazard or to traffic congestion. 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. No change of use of the permitted bingo hall shall take place without a further grant of planning permission.

Reason: In the interest of orderly development and to protect the amenities of the area.

3. The hours of operation of the bingo club shall be between 1800 hours to 2300 hours on Monday-Friday, and 1200 to 2300 hours on Saturday/Sunday.

Reason: In the interest of the amenity of residential property in the vicinity.

4. Prior to the operation of the bingo hall a management plan for the dispersal of patrons at closing times shall be submitted to, and agreed in writing with the planning authority.

Reason: In the interest of orderly development and to protect the amenities of property in the vicinity.

5. Amplified music or other specific entertainment noise emissions from the bingo hall shall not exceed the background noise level by more than 3 dB(A) during the period 0800 to 2200 hours and by more than 1 dB(A) at any other time, when measured at any external position adjoining an occupied dwelling in the vicinity. The background noise level shall be taken as L90 and the specific noise shall be measured at LAeqT.

Reason: In order or protect the amenities of property in the vicinity.

6. Details of signage for the proposed units shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the proposed use.

Reason: In the interest of visual amenity.

7. All patrons arriving/leaving the permitted bingo hall by private bus transport shall enter and alight within the allocated parking area within the site. There shall be no loading or drop-off on the public road. A revised site plan with the proposed loading/drop-off point delineated thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public safety.

8. Water supply and drainage arrangements, including 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.

9. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the proposed use. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

Board Member

Date: 24/06/2019

Maria FitzGerald