



An  
Bord  
Pleanála

**Board Direction**  
**BD-005024-20**  
**ABP-305533-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2020.

The Board decided to grant permission, 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, the zoning of the site, and the pattern of development in the area, 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, would not be prejudicial to public health, and would not detract from the character of the Church Street Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not consider the two-storey building on the site to be intrinsic to the special character of the Architectural Conservation Area, either by itself or as part of a group of structures. Accordingly, the proposed development would not be contrary to Objective HE 4-5 of the development plan.

## Conditions

1. Planpartic (as submitted with the application, as amended ... on 13/05/2019, 28/05/2019, and 09/08/2019)
2. CommFinishes
3. ShopFront1 (submitted to, and agreed in writing with, the planning authority prior to commencement of development)
4. P.A. C3
5. Lan 1
6. CMP 1
7. UrbanWaterdrain
8. Irish Water
9. MixedUseManage
10. Security 3
11. S.48 Unspecified

**Board Member**

**Date:** 24/01/2020

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John Connolly