

An
Bord
Pleanála

Board Direction
BD-011893-23
ABP-312106-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2023.

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 land use zoning ZO 8 (Neighbourhood and Local Centres) with the objective 'to protect, provide for or improve local facilities' as set out in the Cork City Development Plan 2022-2028 and to the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate type and scale of development aligned with the applicable zoning objective and would not seriously injure the amenities of the area or property in the vicinity. 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 received by An Bord Pleanála on 3rd day of December 2021, 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.

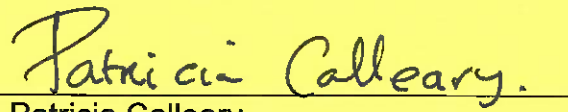
2. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the canopy, on the forecourt building or anywhere within the curtilage of the site or adjoining lands under the control of the Applicant, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

3. The off-license use shall not be operated separately or independently from or, outside the hours of opening of the main convenience store use and not after 10.00 pm at night.

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

Board Member


Patricia Calleary

Date: 14/03/2023