

**An
Bord
Pleanála**

**Board Direction
BD-014764-23
ABP-314322-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2023.

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 established pattern of development within the vicinity of the site, its location within a town centre as well as the supporting objectives for healthcare facilities as set out in the Cork County Development Plan 2022-2028, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining property or of the area and, therefore, would be in accordance with the proper planning and sustainable development of the area.

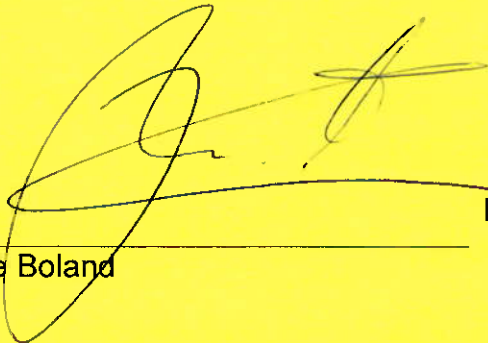
In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered, in particular, the proposed changes as submitted to the planning authority at the further information stage, which included the reduction in height to single storey where the proposed development abuts the existing residential property to the east (Lavender Cottage). The Board considered that the amended design of the proposed development had due regard to potential impacts on this neighbouring property and that the impacts arising, including those on access to daylight/sunlight and visual amenity impacts were acceptable while noting, inter alia, the town centre location of the properties and the height of the existing boundary wall between the application site and the residential property adjoining to the east. Likewise, the

Board considered that the design of the proposed development had due regard to the property to the north, No. 28 Friar Street, and sought to maintain daylight access to the existing south facing windows in this neighbouring property, which are located on/close to the shared boundary.

Conditions

As per planning authority

Board Member



Date: 01/12/2023

Joe Boland