

An
Bord
Pleanála

Board Direction
BD-016210-24
ABP-317836-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2024.

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

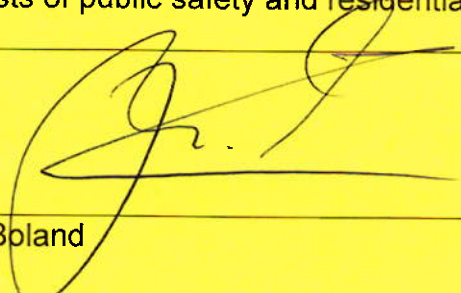
Having regard to the design of the proposed signage alterations, and the nature of the works to be retained, and to the location and heritage status of the site as a protected structure an Architectural Conservation Area, it is considered that, subject to conditions, the proposed development would not seriously injure the architectural heritage, character or visual amenities of No. 5 St. Patrick's Quay or the wider area, and would be consistent with the relevant provisions of the Cork City Development Plan 2022-2028, and would, therefore, be consistent with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and revised by submission of further information to the planning authority on 29 th June 2023, except as may otherwise be required in order to comply with the following conditions. Where |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>All decals and/or films shall be removed from all glazing on the front façade. No further film and/or decals shall be erected on the front façade. Glazing on the front façade shall be dark tinted obscure glazing and shall remain permanently as such for the duration as the premises operates as a casino.</p> <p>Reason: In the interests of visual amenity.</p>
3.	<p>No additional signs, symbols, name plates or other advertisements shall be erected on the premises without the prior grant of planning permission.</p> <p>Reason: In the interest of visual amenities.</p>
4.	<p>All signage shall be removed upon the cessation of operation of the casino.</p> <p>Reason: In the interest of visual amenities and the proper planning and sustainable development of the area.</p>
5.	<p>The Developer shall comply with the following:</p> <p>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 hours of working, access, construction parking, management of on-street parking, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>

Board Member



 Joe Boland

Date: 03/05/2024