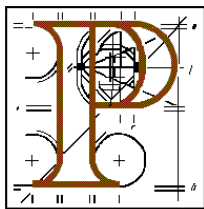


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/692

An Bord Pleanála Reference Number: PL 04.246261

APPEAL by Paddy Power Plc, care of O'Connor Whelan of 222 – 224 Harold's Cross Road, Dublin against the decision made on the 9th day of February, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of change of use from retail to betting office use (110.33 square metres) at ground floor level, together with the fitting of four number satellite dishes and four number condenser units within the rear yard, proposed signage, internal modifications and associated works, all at 23 to 24 Connolly Street, Clonakilty, County Cork.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Notwithstanding the improvements to the visual character of the proposed development as indicated in the appeal submission, the Board considered that having regard to the site location within an Architectural Conservation Area as designated in the Clonakilty Development Plan 2009-2015, the proposed change of use from retail to a Betting Office would contravene Policy, as set out in Section 3.3.3 of the Development Plan which aims to resist betting shops, gambling and gaming uses in buildings within the Architectural Conservation Area. It is considered that the proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.