

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/36901

An Bord Pleanála Reference Number: PL 28.247089

APPEAL by Michael O'Connell, Pat McNulty and James Riordan care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 18th day of July, 2016 by Cork City Council to refuse permission.

PROPOSED DEVELOPMENT: Change of use from a former ground floor bank to restaurant use including internal alterations, new external signage and lighting, minor alteration to front and side elevations, extract duct work to rear, associated drainage works and all ancillary development works at ground floor unit, all at 23-25 Princes Street and 54 South Mall, 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

Having regard to the planning policy and development objectives applicable to the site, as set out in section 13.28 and Objective 13.10(c) of the Cork City Development Plan, 2015-2021, which seek to promote and enable the retention of office uses at ground floor level in South Mall in order to provide suitable office space for small to medium sized businesses in this premier office location, it is considered that the proposed development would contravene materially the objective of the Plan 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.