Board Order
PL 28.249077

Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37441

Appeal by Caffe Nero Ireland Limited care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 24th day of July, 2017 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Change of use from retail at ground floor, and from offices at first floor, to use as a coffee shop, and for renovation of shopfront, new fascia signage, and installation of new stairs linking ground and first floors at 110 St. Patrick's Street, Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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

The development objectives of the Cork City Development Plan 2015-2021, and in particular to Objective 13.4, as it relates to the Protection of Prime and Key Secondary Retail Frontage, which includes property on St. Patricks Street and the subject site, seeks to support and strengthen the higher order retail function of the City Centre and the concentration of shops within the City Centre Retail Area. Having regard to the nature and scale of the proposed non retail use, in particular at ground floor level in this prime retail frontage, it is considered that the proposed development, if permitted, would contravene the objectives of the Plan and would, therefore, 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   2018