



An
Bord
Pleanála

Board Order
PL 04.249273

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/05726

Appeal by John Crean care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 23rd day of August, 2017 by Cork County Council to grant subject to conditions a permission to Topaz Energy Limited care of McArdle Doyle of Second Floor, Exchange Building, The Long Walk, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of modifications to development approved under planning register reference number 15/06141. The proposed modifications to be retained consist of: (i) construction of an automated car wash to replace approved valet car wash, (ii) revisions to car parking layout, (iii) revisions to approved external courtyard storage area, (iv) retention of canopy and forecourt pump islands at original location, (v) retention of monolith signage at original location, (vi) Electricity Supply Board meter kiosk and (vii) all associated site drainage, landscaping and development works at Lakeview Topaz Service Station, Whitegate Road, Castleredmond, Midleton, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 provisions of the Cork County Development Plan, 2014, and the East Cork Municipal District Local Area Plan 2017, the existing established commercial use on the site, the planning history associated with the site, and having regard to the nature and extent of the modifications to the approved development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety, and would not, therefore, be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The development hereby permitted is limited to the specific changes and modifications listed in the public notices submitted with the application. Otherwise, the overall development shall be carried out and completed strictly in accordance with the terms and conditions of planning permission register reference number 15/06141.

Reason: In the interest of clarity.

3. The existing four number back lit double sided freestanding signs along the site frontage shall be permanently removed within one month of the date of this permission.

Reason: In the interest of visual amenity, and as no planning permission exists for these signs, which were not included in the application submitted under planning permission register reference number 15/06141, and are not included in the present application.

