



An
Bord
Pleanála

**Board Order
PL 28.249310**

Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 16/37203

Appeal by Dolphin Rugby Football Club of Post Office Box Number 183, Togher, Cork against the decision made on the 29th day of August, 2017 by Cork City Council to grant subject to conditions a permission to McDonald's Restaurants of Ireland care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of the existing boundary treatment to the west of the site, which includes a 2.4-metre high paladin fence over a painted block wall with concrete capping (height varying to suit the ground level). Planning permission is sought for new planting and landscaping treatments along the western site boundary and all associated works to facilitate same. All at Musgrave Park, Kinsale Road/Tramore Road, Ballyphephane, 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 nature and scale of the development for which retention is sought and the proposed development and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought and the proposed development would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 2nd day of August, 2017, except as may otherwise be required in order to comply with the following conditions. Where 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, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

