



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37639

Appeal by Saint Joseph's Community Association Limited of Old Youghal Road, Mayfield, Cork against the decision made on the 23rd day of January, 2018 by Cork City Council to grant subject to conditions a permission to Gary O'Donovan care of DFOD Consultants of Clyde House, Brian Boru Street, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from Bookmakers shop to an Off-Licence shop at 24 Ballyhooly Road, Dillons Cross, 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 established commercial use on the site, to the location of the proposed development within Dillons Cross Local Centre, and to the policies and objectives of the Cork City Development Plan, 2015-2021, as they relate to this local centre, it is considered that, subject to compliance with the conditions set out below, the proposed off-licence use would not seriously injure the residential amenities of the area, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where this condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the external shopfront finishes and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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

Dated this day of 2018.