



Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37447

Appeal by The Cork Full Gospel Fellowship care of FMP Architects of Granary Hall, Rutland Street, Cork in relation to the application by Cork City Council of the terms of the Development Contribution Scheme made for the area in respect of conditions numbers 6 and 7 of its decision made on the 24th day of January, 2018.

Proposed Development: (A) Retention of part of ground floor and the full first floor as religious assembly rooms. (B) Existing external signage, and permission for proposed additional external signage, all at The Upper Room, 5 Union Quay, Cork.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of conditions numbers 6 and 7 and directs the said Council to ATTACH conditions numbers 6 and 7 and the reasons therefor.

Reasons and Considerations

1. Having regard to the nature of the development, which is a development for retention that is subject to the provisions of Cork City Council General Development Contribution Scheme 2017 to 2021, it is considered that the terms of the development contribution scheme have been properly applied and that a general development contribution condition should be included in this instance.
2. Having regard to the nature of the development, which is a development for retention that is subject to the provisions of Cork City Council's Supplementary Development Contribution Scheme 2017 to 2021, it is considered that the terms of the development contribution scheme have been properly applied, that the public infrastructure and facilities in question benefit the development and that a Supplementary Development Contribution condition should be included in this instance.

In deciding not to accept the Inspector's recommendation to remove condition number 7, the Board had regard to Cork City Council's Supplementary Development Contribution Scheme 2017 to 2021 and was of the view that the public infrastructure and facilities to which the scheme relates benefits the subject development, notwithstanding the use of other premises in the past by the applicant.

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.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.