



An
Bord
Pleanála

Board Order
ABP-301575-18

Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 18/37772.

Appeal by Conway Connection (In Receivership) care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 12th day of April, 2018 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Change of use from the crèche permitted under An Bord Pleanála appeal reference number PL 28.211784 (planning register reference number 04/29030) to four number apartments, modifications to the permitted façade including the provision of ground floor patio facing onto Bleasby's Street and all associated site works at City Square, Bleasby's Street, Watercourse Road, 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 long-term vacancy of the unit, availability of childcare places within a 10 minute walking distance of the appeal site, the emerging demographic profile of the area and the need for residential accommodation, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be contrary to Paragraph 2.4 appropriate locations for childcare facilities of the Childcare Facilities Guidelines for Planning Authorities (2001) and would not materially contravene Objective 7.7 Childcare Facilities of the Cork City Development Plan 2015 – 2021. The proposed development 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 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission authorises four number residential units only. Each proposed residential unit shall be used as a single dwelling unit.

Reason: In the interest of development control.

3. Details of the materials, colours and textures of all the external finishes to the proposed residential units shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. All necessary measures shall be taken by the contractor, including the provision of wheel wash facilities, to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

6. (a) The construction of the development shall be managed in accordance with a Construction Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.
- (b) Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interests of public safety and residential amenity.

7. The development shall comply with the requirements of the planning authority in relation to the following:

Gates/doors shall be recessed and or be incapable of opening outwards, steps and access ramps shall be recessed or contained within the curtilage of the proposed development, in order not to impede or obstruct the public road or footpath.

Reason: In the interest of traffic and pedestrian safety.

Paul Hyde

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

Dated this day of 2018.