



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 18/37846

APPEAL by Seamus Murphy care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 29th day of May, 2018 by Cork City Council to refuse permission to the said Seamus Murphy.

Proposed Development: Permission for change of use of premises from retail to amusement arcade with alterations at ground floor level at 2. McCurtain Street. The proposed alterations and internal alterations proposed to 3 McCurtain Street will facilitate the amalgamation of the unit with the existing amusement arcade at 'Gold Rush' 3 McCurtain Street, all at 2 and 3 McCurtain Street, Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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 Zoning Objective Z01 City Centre Retail Area and to the Cork City Retail Strategy and the designation of McCurtain Street as a Key Secondary Retail Frontage, as set out in the Cork City Development Plan 2015-2021, and to the nature of the uses in the vicinity of the site, it is considered that the replacement of a retail unit with an extension to a leisure use which would result in the loss of an active ground floor use frontage, would be inconsistent with the retail strategy which seeks to reinforce the primacy and retail function of the City Centre Retail Area and to maintain the character and vibrancy of the designated shopping streets. The proposed development would, therefore, contravene materially Zoning Objective Z01 and Objective 4.3 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.