



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 18/06549**

**Appeal** by Oliver O'Neill of Cream Coffee and Sandwich Bar, Crestfield Shopping Centre, Glanmire, County Cork against the decision made on the 11<sup>th</sup> day of January, 2019 by Cork County Council to grant subject to conditions a permission to Vincent Edwards care of QDM Architecture of 19 South Mall, Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Amalgamation of two separate retail units and the change of use of the combined space to allow for use as a cafe, alterations to the northern elevation, the erection of a new shopfront and signage, the construction of a 5.1 square metres single storey extension to the rear, erection of two number tensile fabric awnings to cover proposed external seating area and associated site works on a site of approximately 0.04 hectares at Units Numbers 1a and 1b Hazelwood Centre, Ballincrossig, Glanmire, County 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 'Town Centre' zoning objective of the site, the pattern of development in the area and the small scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the amenities of the area, would not lead to a risk of flooding and would be acceptable in terms of pedestrian and traffic safety. 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, as amended by the further plans and particulars submitted on the 17<sup>th</sup> day of December, 2018, 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. Prior to commencement of development, the developer shall agree the hours of operation with the planning authority.

**Reason:** In the interest of the amenities of property in the vicinity.

3. Details of the proposed advertising signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The signage on the gable of the norther elevation shall not be internally illuminated.

**Reason:** In the interest of visual amenity and to protect the historic fabric of the building.

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

**Reason:** In the interest of visual amenity.

5. The developer shall control odour emissions from the premises in accordance with measures which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of public health and to protect the amenities of the area.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

---

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

**Dated this            day of            2019.**