



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/00667

Appeal by Martin and Bridie Healy care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 11th day of January, 2019 by Cork County Council to grant subject to conditions a permission to Fastnet Film Festival care of O'Donovan Mac Conville and Associates Architects of The Square, Skibbereen, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) Alterations to and partial demolition of the existing building including the demolition of the rear two-storey annexe and north façade, the demolition of single storey outbuildings and the single storey pop-out structure on the east elevation, the removal of some external and internal walls/partitions at ground and first floor levels, (ii) modifications to the existing elevations including a new entrance doorway on the western elevation, the erection of advertising banners on the front and side elevations and the removal of the existing ramp/steps as permitted under planning application reference number 09/763 and replacement with new entrance steps, (iii) the construction of a part single/part two-storey extension to the rear (north) elevation including a terrace at first floor level, (iv) the change of use of the building from a bank to an Event Centre, to include film screening room(s)/stage areas, ancillary offices, storage and archive rooms, kitchen and

catering facilities including a fixed bar for catering purposes and supporting plant/utility rooms and (v) the installation of street furniture, railings and landscape works and all other associated works at the former AIB Building, 3 Upper Main Street, Ardmanagh, Schull, 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 provisions of the West Cork Municipal District Local Area Plan 2017, including the 'Town Centre' zoning objective of the subject site, the pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual, residential or other amenities of the area, would be acceptable in terms of its impact on the architectural and cultural heritage of the area 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, 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. 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 and to protect the historic fabric of the building.

3. The four number banners proposed at the front elevation of the building shall be omitted. No advertisement, advertisement structure or other signage shall be erected or displayed on the building in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual and heritage amenity.

4. The proposed bollards and guard rails abutting the existing road carriageway on Ardmanagh Road, shall be omitted. Revised drawings showing the omission of these proposed elements, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of amenity and public safety.

5. The hours of operation of the event centre shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

6. The catering facilities shall be used solely in connection with the event centre, except with a prior grant of planning permission.

Reason: To protect the amenities of the area.

7. The proposed disabled access on the western (side) elevation of the building shall be omitted and the current disabled access ramp to the main entrance retained.

Reason: In the interest of residential amenity and to ensure equitable access for all to the subject premises, rather than allocating segregated access for different users.

8. A detailed architectural method statement, setting out a full schedule of proposed conservation works and detailed material specifications, relating to the existing structure (elements to be maintained and those to be altered), shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This schedule shall be prepared by an accredited conservation architect.

Reason: In the interest of protecting and recording the architectural heritage of the subject premises.

9. The Architectural Heritage Impact Assessment report shall be revised to include a full record of the interior of the existing building (elements to be retained and those to be removed). The revised report shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of preserving and recording architectural heritage.

10. 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.

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

Reason: In the interest of public health.

12. 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.

13. The construction of the development shall be managed in accordance with a Construction 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.

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

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

Dated this day of 2019.