



An
Bord
Pleanála

Board Order
ABP-309275-21

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 20/39177

Appeal by Noreen Canty of 39 Brookvale, Ballyvolane, Cork against the decision made on the 18th day of December, 2020 by Cork City Council to grant subject to conditions a permission to Ladbrokes (Irl) Limited care of Fergal FitzPatrick Architectural of 1 The View, Sallins Park, Sallins, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: The change of use of existing vacant single storey end-terrace retail unit to licensed betting office (to be relocated subject to planning from existing local Ladbrokes licensed betting office premises to include for all associated internal alterations, new shopfront advertising signage, new high level projecting signage to north and west elevations, new satellite dish and air conditioning condenser unit mounted at high level to rear (west) elevation together with all associated site development works Unit 1, Fox and Hounds Neighbourhood Centre, Ballyvolane, County Cork. A further public notice was received by the planning authority on the 21st day of October, 2020.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 4 and the reasons therefor.

Reasons and Considerations

Having regard to the nature of the proposed development and its location within an established mixed-use centre in an area zoned Town Centre, it is considered that the proposed development would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 21st day of July 2021.

