

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 20/4772

APPEAL by Ladbrokes (Ireland) Limited care of Fergal FitzPatrick
Architectural of 1 The View, Sallins Park, Sallins, County Kildare against the
decision made on the 30th day of March, 2021 by Cork County Council to
refuse permission.

Proposed Development: Alterations to shopfront to existing ground level,
single storey mid-terraced Ladbrokes licensed betting office to include for all
associated works namely, replacement of existing glazed shopfront, removal
of timber clad masonry spandrels/stall risers, relocation and reconfiguration of
main entrance to provide for enhanced universal access and all associated
site development works. All at Ladbrokes Licensed Betting Office, 68 Main
Street, Rathgoggan Middle, Charleville, County Cork.

Decision

REFUSE permission for the above proposed development in accordance
with the reasons and considerations set out below.

Matters Considered

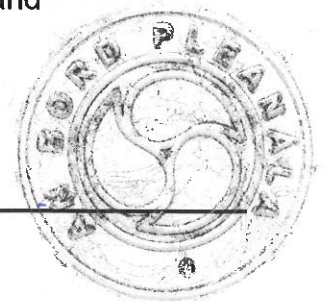
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the proposed development within an Architectural Conservation Area and to the provisions of Part IV of the Planning and Development Act, 2000, as amended, it is considered that the proposed development by virtue of the reconfiguration of the existing shopfront and based on the design details submitted, the proposed development would fail to achieve a high quality architectural design and would, therefore, seriously injure and materially and adversely affect the character of the Architectural Conservation Area and set an undesirable precedent for similar such development. The proposed development would, therefore, materially contravene the provisions of the current Cork County Development Plan and would be contrary to the proper planning and sustainable development of the area.


Stephen Bohan

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



Dated this 30th day of August 2021.

