

An
Bord
Pleanála

Board Order
ABP-310730-21

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 20/39694

Appeal by David P. McGrath of 25 Saint Christopher's Road, Montenotte Park, Cork against the decision made on the 21st day of June, 2021 by Cork City Council to grant subject to conditions a permission to Mayfield Mens Shed care of Tony McCarthy and Associates of Kiln House, Hilltown, Carrigaline, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Erection of a "Calnan" single storey modular steel container consisting of a workshop, toilet, tearoom and meeting area at Brian Dillons Hurling & Football Club, Murmount Road, Montenotte, 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 nature and scale of the proposed development, the pattern of development in the vicinity, and the zoning provisions for the site in the current Cork City Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of scale, design and use, and would not seriously injure the amenities of the area or of property in the vicinity. 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 26th day of May 2021, 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. The permitted premises shall be used solely as a mens shed and a change of this use shall not take place without the benefit of a further planning permission, notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended. The permitted unit shall be removed within three months of the ceasing of this use as a mens shed and the site shall be reinstated to its former condition.

Reason: In the interest of development management.

3. The developer shall enter into water and/or wastewater connection agreement(s) with Irish Water, prior to commencement of development.

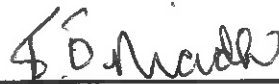
Reason: In the interest of public health.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Details of the proposed planting along the western site boundary and a timescale for its implementation shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

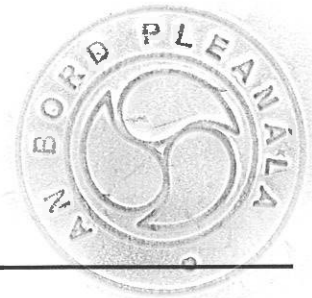
Reason: In the interest of visual amenity.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 3rd day of November, 2021.