



An  
Bord  
Pleanála

Board Order  
ABP-313972-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 22/41013**

**Appeal** by Boylesports care of O'Donovan MacConville and Associates of The Square, Skibbereen, County Cork against the decision made on the 7<sup>th</sup> day of June, 2022 by Cork City Council to refuse permission.

**Proposed Development:** Change of use of two number ground floor units from retail use to betting office (Class 2 office) in order to facilitate the relocation of an existing betting shop currently located at 11 Old Youghal Road. It is also proposed to carry out works to extend and alter the ground floor of Number 15B and these proposed works will include: (i) the demolition of existing structures to the rear of Number 15B and the construction of a new single storey extension incorporating the footprint of said structures being demolished, (ii) alterations to the fenestration and the erection of signage on the shop front elevation, and (iii) the erection of two satellite dishes to the rear of Number 15B and all associated works, all at 15B Old Youghal Road, Mayfield, Cork.



## Decision

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## Reasons and Considerations

The site is located on lands zoned as 'ZO 01', "Sustainable Residential Neighbourhood", in the Cork City Development Plan 2022 - 2028, where it is an objective "to protect and provide residential uses and amenities, local services and community, institutional, educational and civic uses." The proposed development includes the removal of local services for use as a betting shop which does not comply with these land use objectives. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development involving the removal of existing local services within a neighbourhood centre would be in compliance with the guidance for betting shops, as set out in Section 11.189 of the Cork City Development Plan 2022 - 2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 15 day of August 2023.