



An
Bord
Pleanála

Board Order
ABP-315845-23

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 22/06628

Appeal by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 30th day of January, 2023 by Cork County Council to grant subject to condition a permission to Viaduct Inns Trading Limited care of Denis O’Sullivan and Associates of Joyce House, Barrack Square, Ballincollig, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of larger lobby to the front-west elevation replacing original lobby, glass doors replacing single and double doors on north elevation, patio area to the north and the demolition of the smoking area structure, flat roof and double doors to the north elevation replacing part lean-to roof and single door, larger window to the south elevation replacing smaller window, double glass doors replacing timber doors and the inclusion of four number rooflights, three number eight-meter-high flagpoles with cloth fabric banners erected on the front (west) boundary and associated site works, all at The Viaduct Restaurant Café and Market, Chetwynd, Bandon Road, Cork.

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature of the extensions and alterations proposed to be retained, the existing longstanding restaurant business on the site, the existing entrance to the site from the N71, the location of the flagpoles in relation to the national road carriageway, the existing signage and vegetation in the vicinity, the policies of the current development plan for the area and the Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January 2012, and national policy on safeguarding the capacity and investment in national roads, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not detract from the existing building, its setting or the surrounding area, and would not endanger public safety by reason of traffic hazard. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The flagpoles and banners shall be subject to regular inspection and maintained in good condition.

Reason: In the interest of visual amenity and to avoid fixtures coming loose and being blown onto the public road, in the interest of public safety.



Stephen Brophy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 20th day of June 2023.