

An
Bord
Pleanála

Board Order

ABP-317198-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 23/41709

Appeal by Micheál O'Dowd of Crestfield Centre, Glanmire, Cork against the decision made on the 9th day of May, 2023 by Cork City Council to grant subject to conditions a permission to Maano Foods (Cork) Limited care of Brian O'Kennedy and Associates Limited of Shannon House, Church Road, Douglas, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of existing financial services premises to take-away restaurant premises, including front elevational changes and new business signage on all elevations at Unit 3, Hazelwood Shopping Centre, Glanmire, Cork.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Cork City Development Plan 2022-2028, the Z06 land use zoning of the site, the nature of the proposed change of use, and the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would constitute an acceptable form of development at this location, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 12th day of April, 2023, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

- The proposed signage on the clock tower shall be omitted from the development design.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to achieve a satisfactory standard of development.

3. The hours of operation of the take-away shall be between 1200 and 0000 hours Monday to Sunday.

Reason: In the interest of the amenities of property in the vicinity.

4. Details of the proposed advertising signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to protect the historic fabric of the building.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. The developer shall control odour emissions from the premises in accordance with measures which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

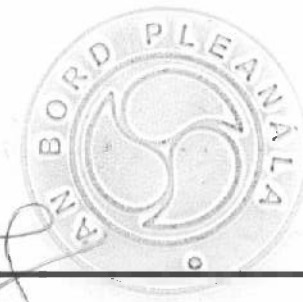
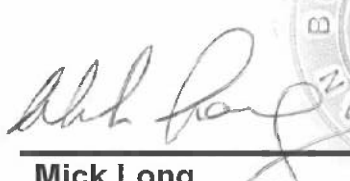
Reason: In the interest of public health and to protect the amenities of the area.

7. Water supply and drainage arrangements, including the attenuation and 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.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Mick Long

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

Dated this 22nd day of September 2023