



An  
Bord  
Pleanála

## Board Order ABP-317836-23

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 23/41706**

**Appeal** by Jim Reilly of 52 Evergreen Street, Cork against the decision made on the 25<sup>th</sup> day of July, 2023 by Cork City Council to grant subject to conditions a permission to V.S.C. Limited care of Tom Phillips and Associates of Suite 437 and 455, 1 Horgan's Quay, Waterfront Square, Cork City in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Proposed alterations to the existing signage and retention of works to front elevation and two number pedestrian entrances. The proposed development will consist of the replacement of two number existing illuminated signs, the removal of existing strip lighting from the front elevation of the building and the relocation of existing down light fixtures. Retention is being sought for the existing main entrance at ground floor level and the removal of pre-existing render panels above ground floor arches, all at Victoria Casino, 5 Saint Patrick's Quay, Cork. The development consists of the carrying out of works to a protected structure (reference number PS410).

## **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 design of the proposed signage alterations, the nature of the works proposed to be retained, and the location and heritage status of the site as a protected structure in an Architectural Conservation Area, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would not seriously injure the architectural heritage, character or visual amenities of 5 Saint Patrick's Quay or the wider area, would be consistent with the relevant provisions of the Cork City Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, 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 29<sup>th</sup> day of June, 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 development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. All decals and/or films shall be removed from all glazing on the front façade. No further film and/or decals shall be erected on the front façade. Glazing on the front façade shall be dark tinted obscure glazing and shall remain permanently as such for the duration as the premises operates as a casino.

**Reason:** In the interest of visual amenity.

3. No additional signs, symbols, name plates or other advertisements shall be erected on the premises without a prior grant of planning permission.

**Reason:** In the interest of visual amenities.

4. All signage shall be removed upon the cessation of operation of the casino.

**Reason:** In the interest of visual amenities and the proper planning and sustainable development of the area.

5. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including hours of working, access, construction parking, management of on-street parking, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and residential amenity.



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**Joe Boland**

**Member of An Bord Pleanála**

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

Dated this *7<sup>th</sup>* day of *May* 2024.