



An
Bord
Pleanála

Inspector's Report

ABP-319299-24

Development

Protected structure: Change of use to gaming/amusement arcade with ancillary office, storage, smoking and service area; internal alterations and replacement signage. The proposed development consists of or comprises the carrying out of works to a protected structure (RPS ref. no. 1962).

Location

22 East Beach and Lynch's Quay (ground & first floor level), Kilgarvan, Cobh, Co. Cork, P24 WE04

Planning Authority

Cork County Council

Planning Authority Reg. Ref.

236561

Applicant(s)

Coalquay Leisure Limited

Type of Application

Permission

Planning Authority Decision

Refuse permission

Type of Appeal

First Party

Appellant(s)

Coalquay Leisure Limited

Observer(s)

Jerry English

Date of Site Inspection

16 August 2024

Inspector

Claire McVeigh

1.0 Site Location and Description

- 1.1. The subject site, 0.01897 ha, is located on a prominent corner with dual frontage, onto East Beach and Lynch's Quay respectfully, in Cobh, County Cork. Immediately south of the subject site is the waterfront area and southwest of the subject site is the old town hall. The subject site sits within the designated Architectural Conservation Area of Cobh.
- 1.2. The existing building, a protected structure, is three storeys in height to the front elevation onto East Beach and four storeys in height taking into account the lower ground floor level onto Lynch's Quay. The building is currently vacant, but I note it had previously been in use as a restaurant with ancillary bar. The subject appeal relates only to the ground floor (onto Lynch's Quay) and first floor of the building (ground floor onto East Beach), a stated total of 275.58 sq.m. The drawings (section A-A) indicate an apartment above the former restaurant.

2.0 Proposed Development

- 2.1. A change of use to gaming/amusement arcade with ancillary office, storage, smoking and service area; internal alterations and replacement signage. The outlined proposed opening hours are 9am-12pm.

The proposed development consists of or comprises the carrying out of works to a protected structure (RPS1962). The site wastewater and surface water is served by public sewer and water is via public mains. It is proposed to dispose of surface water via connection to the existing public sewer/drain.

3.0 Planning Authority Decision

3.1. Decision

On the 21 February 2024 the planning authority refused permission for the following reason:

1. It is considered the nature of the use proposed does not have regard to the visually prominent and historically sensitive site context and is contrary to town centre policy of the Cork County Development Plan (2022) with regard to

vibrancy and diversity and is not aligned with wider development objectives for the area. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planning report

- A visually prominent site located adjacent to the waterfront in Cobh. It adjoins special policy area CH-X-02 which identifies a potential integrated tourism product including a new cruise liner berth, ferry terminal at Lynch's Quay to the south.
- The site marks a transition between commercial mixed use and predominant residential use with a strong prevalence of existing residential use evident at upper floor level along East Beach, along Lynch's Quay to the South and Harbour Hill/Row to the north.
- Given a lack of detail provided on the nature of the use proposed and the extensive operational hours outlined considers that the applicant has not demonstrated that the proposal would not be injurious to the amenities of adjoining residential properties in the area by way of noise and potential associated anti-social behaviour.
- Welcomes the reuse of a vacant building within the town centre but considers that the nature of the proposed use does not take into account the sensitive visual /historical site context, is contrary to Town Centre Policy with regard to vibrancy and diversity and is not aligned with wider development objectives for the area. The proposed use type would be better incorporated into a less prominent mid-terrace unit.
- Notes the heritage significance of the building and highlights the shopfront on the front elevation which is referenced on the NIAH listing.
- The site is located outside an identified flood risk zone. However, the site and overall town centre area lie within an area identified as being at risk of coastal flooding during extreme weather events.

- EIA not required.
- Screens out the requirement for Appropriate Assessment having regard to the scale and nature of the proposal and lack of any physical or hydrological connection between the development site and any European site.

Senior Executive Planner report

- Notes there is an existing gaming arcade in the town centre, and a second site has a lapsed permission for a similar use.
- Site specific concerns with the subject proposal on such a prominent site.
- A lower order use of this nature will do little to enhance the character of the area or strengthen the town's commercial function.
- Endorses the refusal recommendation.

3.2.2. Other Technical Reports

- Area Engineer

No objection to planning permission.

- Conservation Officer

The structure is an end of terrace two bay three storey house with dormer attic, built c. 1860 RPS 1962. Regionally significant on the NIAH and the building contains an historic shopfront. The site is located within the Architectural Conservation Area of Cobh.

The building is of architectural and artistic heritage significance. The application is supported by a record of existing building by Denis O'Sullivan and Asc engineers. Concerns that no built heritage impact assessment has been carried out for this proposal. The application does not appear to have any conservation oversight.

Alterations to the interior, new signage, fire suppression, alarming etc. will need to be approved by the conservation officer prior to any works being undertaken.

Seeks clarification on proposed services and as per HE16-14 (i) conservation proposals would be expected to restore the character of the building for example replacement of the inappropriate uPVC windows.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

There were two submissions made in respect of the application, as summarised below:

Chairperson Hendrick Verwey of Cobh Tidy Towns

- Welcome that the landmark protected structure will be utilised after years of vacancy and neglect.
- Concerns around future presentation of the building, the drawings submitted are not detailed, and its use. Further details required if it is a proposal for over 18's (casino/roulette/poker/slots) or for family friendly use.
- Traditional hand painted signage or raised letters are the most appropriate for this premises and should be a specific condition of planning permission.
- Planning permission should specifically mention how the windows are to be treated in terms of signage, lighting, promotion and shuttering.
- Highlights that historically there was a mural on the western façade of this building in the early 1900's with details of the business operating within the premises.
- As a primarily residential part of the town some restrictions on opening hours should be attached to a permission.

Cormac Mac Coitir - The Keen House (Footwear, Clothing and Sports Goods) located on West Beach

- Welcome the purchase of the iconic and prominent building as this area of the town is long overdue development.

- Concerns about the ‘casino’ nature of the proposed business, not in keeping with the heritage image of the town, detrimental impacts to young people and possible anti-social behaviour.
- The adjacent clock tower that is jointly owned by the Port of Cork and Cork County Council is soon to go under refurbishment and potentially become a departure point for the Pike Island ferry, the proposed development is not in keeping with the Cobh visitor experience that the town is working to create.
- Trading late into the night could create further problems for surrounding residents.

4.0 Planning History

Subject site

None

Other planning history of relevance

17/5918 ABP PL04.249389 Permission was granted for a gaming/amusement arcade at No. 9 Pearse Street, Cobh (March 2018)

21/4228 Permission granted for a further continuation of use as gaming/amusement arcade for 5 years No. 9 Pearse Street, Cobh (May 2021).

17/5969 Planning permission granted for the construction of a 4-storey building. The proposed building will consist of a gaming/amusement arcade at ground floor level with ancillary offices located at first floor level, 1 no. 1 bedroom apartment will be situated at first floor level with 2 no. 2 bedroom duplex apartments at 2nd and 3rd floor levels. Access to the gaming/amusement arcade will be provided via an entrance on West Beach while, access to the apartments in the upper floors will be via a separate entrance onto Rahilly Street (March 2018).

Condition no. 4 of the permission limited the use of the premises as a gaming arcade to five years unless before the end of that period permission for the continuance of the use beyond that date shall have been granted. Planning permission then granted for changes to 17/5969 (November 2018) at West Beach and Rahilly Street, Cobh.

5.0 Policy Context

5.1. Cork County Development Plan 2022-2028

Volume 4 South Cork

Cork Harbour Cluster

1.2.4 The Cork Harbour area of County Metropolitan Cork is a spatial entity consisting of five County Metropolitan Towns (Passage West/Glenbrook/Monkstown, Carrigaline, Cobh, Carrigtwohill and Midleton), as well as four Strategic Employment Locations (Ringaskiddy, little Island, Carrigtwohill and Whitegate/Aghada).

Chapter 2 Cobh Municipal District

Cobh is one of four of the Main Towns in the Cobh Municipal District.

Town Centre zoning block (CH-T-01)

Volume 1

County Development Plan Objective ZU 18-17: Town Centres/ Neighbourhood Centres

a) Promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. The primary retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each centre and in accordance with the Retail Strategy. Residential development will also be encouraged particularly in mixed use developments while the use of upper floors of retail and commercial premises in town centres for residential use will in particular be encouraged.

b) Recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area based on sequential approach.

Appropriate Uses in Town Centre/Neighbourhood Centres

Retail, cultural uses, recreation uses, hotel, bed and breakfast, public houses, financial services, professional services, medical and healthcare services, leisure facilities, places of worship, residential, mixed residential, childcare facilities, education facilities, community facilities, civic uses, offices, public transport facilities, car parks, funeral homes.

Chapter 9 Town Centres and Retail

County Development Plan Objective

TCR 9-2: Vacancy and Regeneration

- a) Develop a strategy to reduce vacancy in town centres during the lifetime of the Plan by utilising measures which seek to manage and ease overall vacancy. Aim to reduce the amount of vacant floorspace within core retail areas by 50% in the short term, half of which should be occupied by retail use and the remainder by non-retail uses or retail services.
- b) Monitor vacancy levels in town centres during the lifetime of the Plan and to take appropriate actions to address the issue as necessary.
- c) Promote the appropriate revitalisation of vacant and derelict properties and to facilitate the adaptation of existing property in town centre areas for retail, residential and other town centre activities. To encourage the merging of buildings to create larger commercial footprints where this is appropriate within context of the town.
- d) Promote the use of upper floors of existing buildings for residential and office use, where new development can positively contribute to the commercial vitality of the town centre.
- e) In more peripheral or edge town centre locations which are experiencing significant vacancy issues the Council will encourage the redevelopment of vacant/underutilised commercial premises to facilitate residential use.
- f) Support the regeneration of town centres by encouraging the sensitive redevelopment of key sites identified at settlement level.
- g) In relation to Derelict Sites the council will endeavour to use all mechanisms available to it as appropriate in order to maximize the potential of such lands.

Table 9-1 (Except for Cobh designated Sub-Regional/Large Metropolitan Town) TCR 9-6: Support the vitality and viability of the metropolitan towns and to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas, with an emphasis on convenience and appropriate comparison shopping.

County Development Plan Objective TCR 9-13: Town Centre Focus for Retail Development Promote the County's town centres as a network of compact, vibrant and attractive centres for retail and other appropriate activities. The 'primary' areas of town centres which will be the focus of future retail development.

Table 12.6: car parking for new developments (Maximum per sq.m)

- Commercial leisure: (amusement centres, play centres etc.) 1 space per 50 sqm.

Table 12.9: Cycle Parking for non-residential development (Minimum)

Commercial leisure (amusement centres, play centres etc.)

- 5 staff (long stay) spaces
- 10 visitor spaces (Short stay)

Section 3.5.9 Other incentives in the Plan include a relaxation in the provision of on-site parking or a monetary contribution in lieu of car parking where the development involves the reuse/refurbishment of an existing occupied or vacant building, any change of use, or where small-scale infill developments (including residential) are proposed within the town/village built envelope of our settlement network.

CDP Objective PL3-2: Encouraging Sustainable and Resilient Places

As part of the Council's commitment to deliver compact growth and resilient places, the plan supports ...C. Addressing vacancy within the existing building stock.

CDP Objective HE 16-18: Architectural Conservation Areas

Conserve and enhance the special character of the Architectural Conservation Area included in this plan. The special character of an area includes its traditional building stock, material finishes, spaces, streetscape, shopfronts, landscape and setting. This can be achieved by:

- (a) Protecting all buildings, structures, groups of structures, sites, landscapes and all other features considered to be intrinsic elements to the special character of the ACA from demolition and non-sympathetic alterations.
- (b) Promoting appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA and securing appropriate infill development.
- (c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.
- (d) Protect structures from demolition and non-sympathetic alterations.
- (e) Promoting high quality architectural design within ACAs.
- (f) Seek the repair and re-use of traditional shopfronts and where appropriate, encourage new shopfronts of a high-quality architectural design.
- (g) Ensure all new signage, lighting advertising and utilities to buildings within ACAs are designed, constructed and located in such a manner they do not detract from the character of the ACA.
- (h) Protect and enhance the character and quality of the public realm within ACAs. All projects which involve works within the public realm of an ACA shall undertake a character assessment of the said area which will inform a sensitive and appropriate approach to any proposed project in terms of design and material specifications. All projects shall provide for the use of suitably qualified conservation architects/ designers.
- (i) Protect and enhance the character of the ACA and the open spaces contained therein. This shall be achieved through the careful and considered strategic management of all signage, lighting, utilities, art works/pieces/paintings, facilities etc to protect the integrity and quality of the structures and spaces within each ACA.
- (j) Ensure the protection and reuse of historic street finishes, furniture and features which contribute to the character of the ACA.

5.2. Shopfronts of County Cork – A Design Guide for the Historic Setting prepared by the Heritage Unit in the Planning Department.

5.3. Natural Heritage Designations

The subject site is approximately 1.5km southwest from Cuskinny Marsh (Site Code 001987)

3.5km proposed Natural Heritage Area Monkstown Creek (Site Code 001979) and Cork Harbour SPA (004030).

5km from proposed Natural Heritage Area Rostellan Lough, Aghada Shore and Poul nabibe Inlet (001076)

6.0 Environmental Impact Assessment (EIA) Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of my report.

7.0 The Appeal

7.1. Grounds of Appeal

The applicant has submitted a response to the one reason for refusal:

- Considers that the planning authority's decision failed to appropriately assess the information submitted in support of the application or the existing development context in Cobh town centre.
- Cork County Development Plan 2022-2028 (CDP) recognises that leisure and night time uses can positively contribute to reducing vacancy and dereliction in town centres.
- The planning authority appear to have based their decision on the assessment that the proposed development would constitute a lower order or undesirable town centre use.

- No evidence has been included in the council's internal reports justifying the assumptions of the planning authority in respect to the proposed use and its impacts. Some of the matters raised by the planning authority including noise mitigation and operational management measures could have been clarified by a request for further information.
- The applicant is an experienced operator of gaming/amusement arcades around the country with 'Goldrush Casinos'. Their existing premises operate successfully and positively contribute to a broad mix of uses in these urban centres.
- The previous use as a licensed bar and restaurant known as 'The well house & Funktion Room' was a regular live music and late night public house until it closed in 2019. The building has been vacant ever since and has negatively impacted the fabric of the protected structure and the vibrancy and amenities of East Beach.
- The planning authority's rationale is contradicted by the previous decisions for 2 no. other gaming/amusement arcade proposals in Cobh (Please refer to section 4.0 of my report for details). The permission granted at West Beach/Rahilly Street for the development of a gaming/amusement arcade was for a sister company of the applicant called 'Wonderboy Amusements Ltd'.
- As the gaming/amusement arcade permitted by 17/5969 (amended by 18/6249) has now expired, the proposed development effectively represents the relocation of a previously permitted amusement arcade within Cobh town centre.
- The proposed development will not result in any negative impacts on the character or setting of a protected structure within an Architectural Conservation Area. The proposed development comprises minor physical works to the existing building (Appeal response supplemented by further report from DOSA consulting engineers outlining the alterations proposed with accompanying photograph to illustrate modern construction and plasterboard ceilings) and will safeguard the long-term future of the protected structure.

- Planning policy context identifies that leisure facilities are appropriate uses in Town Centre/Neighbourhood Centres zoning ZU 18-17, indicates that objective TCR 9-1 night time uses will be encouraged in town centre locations where they enhance character and function of the area and highlights that objective TCR 9-2 aims to reduce vacancy in town centres within core retail centres by 50% in the short term, half of which should be occupied by retail use and the remainder by non-retail uses or retail services.
- Section 9.1.2 of the CDP (Volume 1) confirms that town centres need to evolve and adapt to changing functions to ensure their future success.
- Section 2.5.59 of the CDP (Volume 4) outlines that the economic and retail functions of the town need to be strengthened and vacancy reduced in order to enhance the vitality of the town centre.
- Examples provided of other decided cases by An Bord Pleanála in respect to permission for gaming and amusement arcades in town centres.

7.2. Planning Authority Response

- All the relevant issues have been covered in the technical reports already forwarded to the Bord as part of the appeal documentation and has no further comment to make in this matter.

7.3. Observations

One observation has been received from Jerry English, stated to be owner of three properties on East Beach, in summary the points of concern are as follows:

- Development is inconsistent with the character of the historic town centre of Cobh.
- The town is already well served with gaming venues with 2 no. bookmaking shops and a gaming arcade.
- The built architecture of the eastern part of Cobh is important 19th century vernacular design which reflects the commercial history of the town. The site needs to be developed in a manner that respects this historical perspective,

while recognising that this part of Cobh has acquired greater residential use in recent years.

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report/s of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Proposed change of use
- Visual impact within designated Architectural Conservation Area (ACA) and impact on the character of the protected structure

8.2. *Proposed change of use*

8.2.1. The existing building, a protected structure, a former restaurant/bar now currently vacant, and it is stated by the applicant that this building has been vacant since 2019. I agree with the applicant that the town centre zoning identifies leisure facilities as appropriate uses in principle.

8.2.2. Having regard to the town centre zoning in which there is a stated ambition in the development plan to reduce vacancy in Cobh by 50% in the short term, allowing for half of which should be occupied by retail use and the remainder by non-retail use, and acknowledging that leisure facilities are identified as an appropriate use within town centres (CDP Objectives ZU 18-17) I am of the view that subject to further evidence on the current levels of vacancy and mix of uses within the town centre it could be argued that the proposed change of use to gaming/amusement arcade is acceptable. I note for the Board that evidence of the current levels of vacancy within Cobh have not been presented with the application, the urban capacity study referred to was prepared in 2018.

8.2.3. The applicant considers there to be a contradictory approach in the planning authority's current refusal when having regard to the planning history in the wider Cobh area and specifically the permission granted for a second gaming/amusement

arcade at West Beach (now lapsed). I agree that on the basis of one existing gaming/amusement arcade at Pearse Square that to permit another such use would not lead to an over proliferation of such uses. I do not agree, however, that the planning authority decisions are directly comparable or effectively relocatable as the referred to permission at West Beach (planning register reference 17/5969 as amended by 18/6249) related to the construction of a new mid-terrace building whereas in this case the building is highly prominent corner positioned protected structure.

8.2.4. In respect to issues relating to noise and potential antisocial behaviour I note the applicant's appeal response in this regard and I would concur with their argument that given the mixed use town centre location, with a number of public houses, restaurants and takeaway's nearby, I consider that a gaming/amusement arcade would not have a seriously injurious impact on residential amenity by reason of noise or anti-social behaviour in the East Beach /Lynch's Quay area.

8.2.5. I highlight to the Board that the applicant has provided further detail in the appeal response clarifying that they are experienced operators of gaming/amusement arcades around the Country with 'Goldrush Casinos'. I am of the opinion that it is the integral visual impact that such a use would have upon the protected structure and the streetscape that is the key concern in this subject appeal. I address same in the following section 8.3.

8.3. *Visual impact within designated Architectural Conservation Area (ACA) and impact on the character of the protected structure*

8.3.1. As I have noted above, I consider that the key issue of concern relates to the proposed new use and its impact on the architectural heritage of this protected structure positioned prominently within the designated Cobh Town centre Architectural Conservation Area (ACA). It is typical that gaming/amusement centres will have highly lit internal signage, decals (adhesive signs for use on windows), advertising video panels video, screenings and a level of obscuring of the glazing. From my site visit I note that the existing permitted gaming/amusement arcade Liberty Casinos has a completely obscured shopfront which in my opinion does little to animate the streetscape.

- 8.3.2. The Conservation Officer's report highlights that the building is of regional importance, and it contains a historic shopfront. It is the historic shopfront that is stated to be the principal element of heritage significance. I highlight that the publication '*Shopfronts of County Cork A design guide for the historic setting*' appears to feature a drawing of the shopfront (Figure 13). Whilst a record of the existing building submitted by Denis O'Sullivan and Associates Engineers as supplemented with additional survey report states that the proposed alterations, principally internal, would not have a negative effect on the external appearance of the premises I consider there to be a lack of details in respect to the proposed works to the external façade including repair proposals for the shopfront, painting and shopfront colours and details for the proposed signage area.
- 8.3.3. From my site inspection I acknowledge that there are many modern interventions already carried out internally to the building and to the façade on Lynch's Quay. Notwithstanding, a built heritage assessment has not been submitted, and the Conservation Officer has raised concerns in respect to the lack of appropriate assessment typically required to support such interventions to a protected structure.
- 8.3.4. The proposed new layout includes a row of gaming machines along both side walls with seats adjacent at first floor level, the machines are positioned side on to the shopfront window of East Beach and 3 no. large machines positioned directly within the projecting bay window at first floor level onto Lynch's Quay. I am of the opinion that the layout, specifically at first floor layout, as proposed will result in an adverse visual impact by reason of the visual clutter of the gaming machines so close to the windows in this prominent building. Furthermore, from my site visit I noted that internally there are features of interest which may be worthy of restoration and made a feature in any application for a change of use. I am of the view that the proposed internal layout does not take into account the need to activate the shopfronts and also to protect the special character and integrity of the protected structure.
- 8.3.5. To tailor bespoke conditions to address these issues arising in respect to the internal layout to achieve greater activation onto the streetscape would be difficult in the absence of input from a suitably qualified and experienced heritage consultant to ensure that such conditions protect the special character and integrity of the protected structure and any internal features of heritage value. As such, I am of the view that in the absence of conservation proposals around the restoration of

character and proposals to create greater activation of the streetscape it has not been demonstrated that the proposed development would not be detrimental to the special character and integrity of the protected structure and its setting. As such the proposed development would be contrary to development plan objective HE16-14 Record of Protected Structures and HE 16-18: Architectural Conservation Areas. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

9.0 AA Screening

- 9.1. I have considered the proposed change of use to gaming/amusement arcade with ancillary office, internal alterations and replacement of signage at 22 East Beach (a protected structure) in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2. The subject site is located approximately 1.5km southwest from Cuskinny Marsh (Site Code 001987) and 3.5km east of Cork Harbour SPA (004030).
- 9.3. The proposed development comprises a change of use to gaming/amusement arcade with ancillary office storage, smoking area and service area. The proposed development will include internal alterations and replacement signage on the existing building at 22 East Beach in Cobh Town Centre.
- 9.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:
- Nature of works
 - Location-distance from nearest European site and lack of connections
 - Taking into account screening determination by the planning authority.
- 9.5. I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

10.0 Recommendation

I recommend that planning permission should be refused for the reasons and considerations as set out below.

11.0 Reasons and Considerations

1. In the absence of conservation proposals around the restoration of character and proposals to create greater activation of the streetscape it has not been demonstrated that the proposed development would not be detrimental to the special character and integrity of the protected structure and its setting. As such the proposed development would be contrary to development plan objective HE16-14: Record of Protected Structures and HE 16-18: Architectural Conservation Areas. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Claire McVeigh
Planning Inspector

26 February 2025

Appendix 1: Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	319299-24		
Proposed Development Summary	Protected structure: Change of use to gaming/amusement arcade with ancillary office, storage, smoking and service area; internal alterations and replacement signage. The proposed development consists of or comprises the carrying out of works to a protected structure (RPS ref. no. 1962).		
Development Address	22 East Beach and Lynch's Quay (Ground and first floor level), Kilgarvan, Cobh, Co. Cork, P24 WE04.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	✓
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes			
No	✓		Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			

No	Tick/or leave blank		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes			

5. Has Schedule 7A information been submitted?		
No	√	Pre-screening determination conclusion remains as above (Q1 to Q2)
Yes		

Inspector: _____ Date: _____