



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 19/07091

Appeal by Aaron and Susan McDonnell care of Daly Barry and Associates of Glengarriff Road, Bantry, County Cork against the decision made on the 20th day of July, 2020 by Cork County Council to refuse permission for the proposed development.

Proposed Development: (i) Alterations to elevations including new opes, and (ii) construction of a new extension to ground floor and part of first floor to an existing dwellinghouse (originally a gatelodge to a protected structure – Heathburn Hall (RPS; 640)) together with all associated site works, at Slieveroe, Riverstick, County Cork.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the Architectural Heritage Protection Guidelines, issued by the Department of Arts, Heritage and the Gaeltacht in 2011, and the Cork County Development Plan 2014 – 2020, the Board considered that the site lies within the attendant lands to Heathburn Hall, a protected structure, but that the former gate lodge upon it is of conservation interest only. The proposed alterations and extensions to this gate lodge would be consistent with this conservation interest and they would enhance its amenities as a dwelling house. They would not affect the setting of the protected structure. The proposed development would, therefore, not materially contravene the current development plan for the area and, subject to compliance with the condition set out below, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 submitted on the 25th day of June 2020, 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 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:
 - (a) The proposed ground floor plan shall be constructed in accordance with the glazing indicated to the western and northern elevations of the single storey rear extension.

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

Reason: In the interest of clarity.

3. Samples of the proposed external finishing materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this [protected] structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. The existing dwelling and proposed extensions shall be jointly occupied as a single residential unit and the extensions shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extensions in the interest of residential amenity.

Paul Hyde

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

Dated this day of 2020.