



## Board Direction

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**Ref: PL04.245447**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 12<sup>th</sup> 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the zoning provisions of the Blarney Electoral Area Local Plan 2011, and to the pattern of development in the area, including the established religious use on the site, and having regard to the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not interfere with the setting of the adjoining protected structure, and would be acceptable in terms of traffic and pedestrian safety. The proposed development would therefore, 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 27<sup>th</sup> day of July, 2015 and by the further plans and particulars received by An Bord Pleanála on the 1<sup>st</sup> day of October, 2015, 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 access steps situated to the north of the site shall be modified in accordance with the submission received by An Bord Pleanála on the 1<sup>st</sup> day of October, 2015. The materials and construction techniques of the steps and associated railings shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of protecting the residential amenity of the adjacent properties.

3. 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.

4. Covered and secure bicycle parking spaces shall be provided within the site to serve the proposed development. Prior to commencement of development, the layout for such spaces shall be submitted to, and shall be in agreed in writing with, the planning authority. These spaces shall be provided before the proposed building is first used.

**Reason:** To ensure an adequate bicycle parking provision is available to serve the proposed development.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

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

6. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

7. The construction of the 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 the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of amenities and public safety.

8. Lighting for the extended car park shall be in accordance with a scheme, which shall be designed to minimize glare and light spill onto adjoining residential properties, and which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

9. A detailed landscaping plan prepared by a qualified landscape architect shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall include proposals for the retention of trees and hedgerows on the site where appropriate and measures for their protection during the construction phase, and shall also provide for screening along the east side of the extended car park to mitigate any overlooking of the private rear gardens of the adjoining dwellings.

**Reason:** In the interests of visual amenity and of the amenities of adjoining residences and to ensure a proper standard of development.

*Please issue a note drawing attention to the provisions of Section 34 (13) of the Act with the notification letters of the Decision to the parties.*

Board Member: \_\_\_\_\_ Date: 15<sup>th</sup> January 2016  
Philip Jones