



Board Direction

Ref: PL28.245583

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 4th 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 provisions of the current Cork City Development Plan, to the existing established residential use and to the pattern of existing and permitted development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of adjoining properties and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and 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, 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 first floor window of bedroom 1 (room no 12 on drawing no. A103) on the southern elevation shall be reduced in width

by the omission of the eastern-most bay of the proposed window.

- (b) The first floor windows of the bathroom, storage room and ensuite bathroom (rooms 9, 10 and 11 on drawing no. A103) shall be fitted permanently with frosted glazing.

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 interests of protecting the residential amenities of adjoining property.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall be erected on the site/within the garden area, without a prior grant of planning permission.

Reason: In the interests of protecting the residential amenities of adjoining property.

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

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

6. The applicant shall, prior to commencement of development, submit to and agree in writing with the planning authority, details of the proposed entrance pillars and gates. Gates shall be so designed as not to be capable of opening outwards on the public footpath.

Reason: In the interests of pedestrian safety and of visual amenity.

7. *CMP 1*

8. *Urbanwaterdrain*

9. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000, as amended, in respect of the provision of work which will be carried out by the authority to provide / modify / reconstruct / repave the public footway or roadway or provide a crossover, being public infrastructure and facilities that will benefit the proposed development. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Board Member: _____ Date: 4th January 2016
Philip Jones