



Board Direction

Ref: PL04.246068

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 20th, 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the zoning of the site as set out in the Cobh Town Development Plan 2013–2019, to the planning history of the site and adjacent lands including, in particular, the permission granted under ABP Ref. No. PL04.244181, to the nature, extent and design of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not injure the character of any protected structure, would not be prejudicial to public health, and 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 for Option 1 as submitted on the 25th day of November, 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 house site shall be developed in accordance with the further plans and particulars for Option 1 as submitted on the 25th day of November, 2015 and in all other regards the housing scheme, including in respect of the overall site boundary wall, conservation, archaeology, landscaping, finishes and the payment of a bond to secure the satisfactory completion and maintenance of the scheme, shall be constructed in accordance with the permission granted and the conditions attaching to ABP Ref. No. PL04.244181.

Reason: In the interests of clarity and orderly development.

3. The glazing on the southern elevation of the dwelling shall be of non-reflective type and design.

Reason: In the interest of visual amenity.

4. The hereby permitted house shall not be occupied until the watermain, foul sewer, storm sewer and public lighting provisions serving the development are installed and functioning to the satisfaction of the planning authority.

Reason: In the interests of residential amenity and public health.

5. S.48 General Contribution Scheme Condition and Reason – Unspecified.

Board Member: _____ Date: May 23rd, 2016
Nicholas Mulcahy