



An
Bord
Pleanála

Board Direction

PL28.246522

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 12th 2016.

The Board decided to grant permission for the following reasons and considerations, and subject to the following conditions.

In not accepting the recommendation of the Inspector to refuse permission, the Board considered that the subject development did not have an overbearing impact on adjoining properties and would not be likely to seriously injure the residential amenities of neighbouring properties. It further considered that the use of the development could be appropriately regulated through the imposition of conditions, and would not conflict with the applicable provisions of the Cork City Development Plan.

REASONS AND CONSIDERATIONS

Having regard to the policies and provisions of the current Cork City Development Plan 2015 – 2021, and to the pattern of development in the vicinity, and having regard to the proposed use of the subject outhouse, it is considered that, subject to compliance with the conditions set out below, the development for which retention has been sought would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the planning authority, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The use of the outhouse shall be limited to uses incidental to the enjoyment of the adjacent dwellinghouse as such, and shall not be

used for any commercial or business purpose. It shall not be used for human habitation, and no sanitary facilities shall be provided within the outhouse

Reason: In the interest of residential amenity.

3. All storm runoff from the subject development shall be retained on site. Within three months of the date of this order, full details and supporting calculations for soakaways to cater for such run off shall be submitted to, and agreed in writing with, the planning authority. The developer shall provide the agreed facilities in this regard within three months of notification by the planning authority of its written agreement.

Reason: In the interests of proper drainage.

Board Member: _____
Philip Jones

Date: 15th August 2016